

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Broadview – Blue Ridge - Shilshole / 39

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 564

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$285,800	\$312,600	\$598,400	\$690,100	86.7%	15.84%
2008 Value	\$322,100	\$353,600	\$675,700	\$690,100	97.9%	15.85%
Change	+\$36,300	+\$41,000	+\$77,300		+11.2%	+0.01%
% Change	+12.7%	+13.1%	+12.9%		+12.9%	+0.06%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$301,700	\$319,100	\$620,800
2008 Value	\$340,100	\$361,000	\$701,100
Percent Change	+12.7%	+13.1%	+12.9%

Number of one to three unit residences in the Population: 4,391

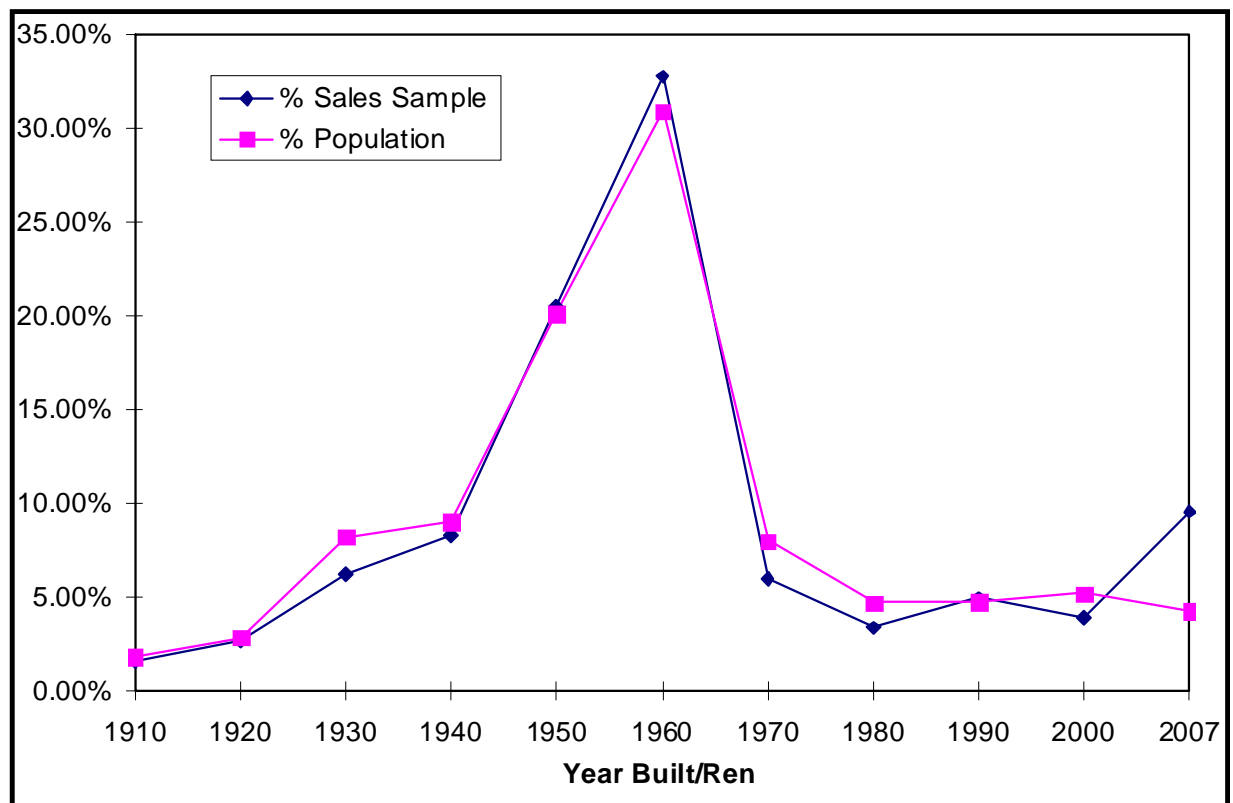
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels.

The Annual Update Values described in this report improve assessment levels. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	9	1.60%
1920	15	2.66%
1930	35	6.21%
1940	47	8.33%
1950	116	20.57%
1960	185	32.80%
1970	34	6.03%
1980	19	3.37%
1990	28	4.96%
2000	22	3.90%
2007	54	9.57%
	564	

Population		
Year Built/Ren	Frequency	% Population
1910	80	1.82%
1920	126	2.87%
1930	361	8.22%
1940	395	9.00%
1950	884	20.13%
1960	1360	30.97%
1970	352	8.02%
1980	207	4.71%
1990	208	4.74%
2000	229	5.22%
2007	189	4.30%
	4391	

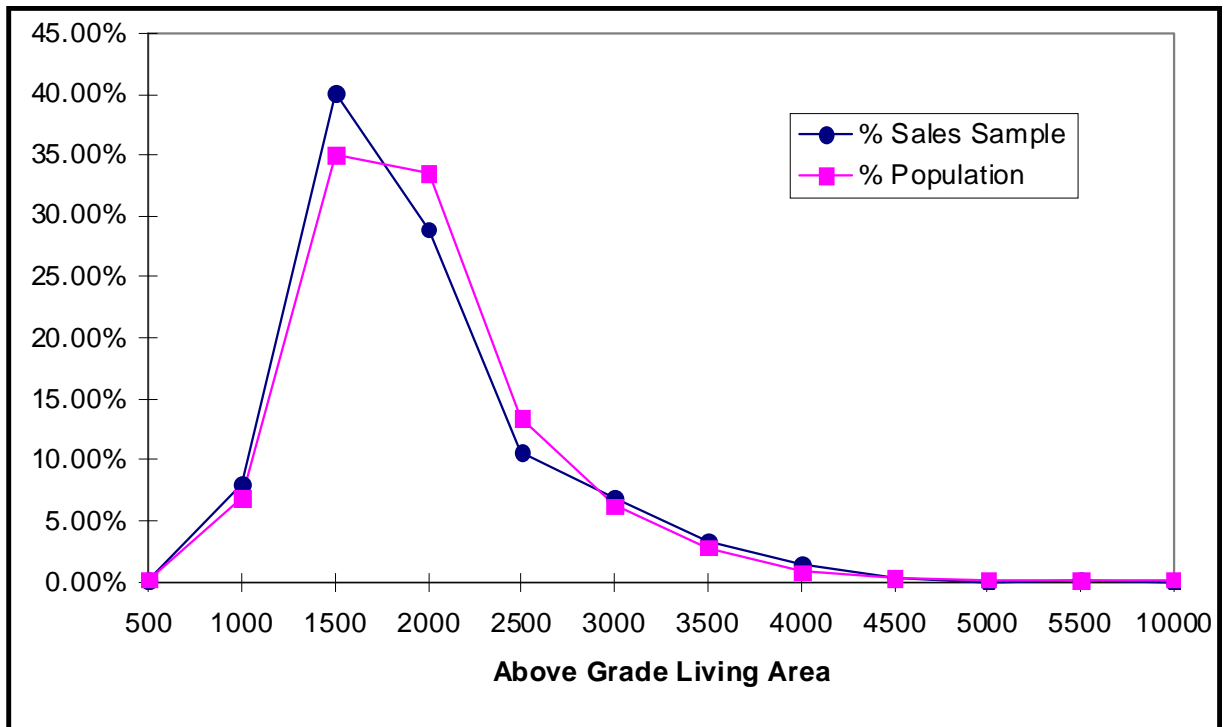


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	45	7.98%
1500	226	40.07%
2000	163	28.90%
2500	60	10.64%
3000	39	6.91%
3500	19	3.37%
4000	8	1.42%
4500	2	0.35%
5000	0	0.00%
5500	1	0.18%
10000	0	0.00%
	564	

AGLA	Frequency	% Population
500	9	0.20%
1000	305	6.95%
1500	1539	35.05%
2000	1470	33.48%
2500	591	13.46%
3000	275	6.26%
3500	126	2.87%
4000	37	0.84%
4500	16	0.36%
5000	10	0.23%
5500	4	0.09%
10000	9	0.20%
	4391	

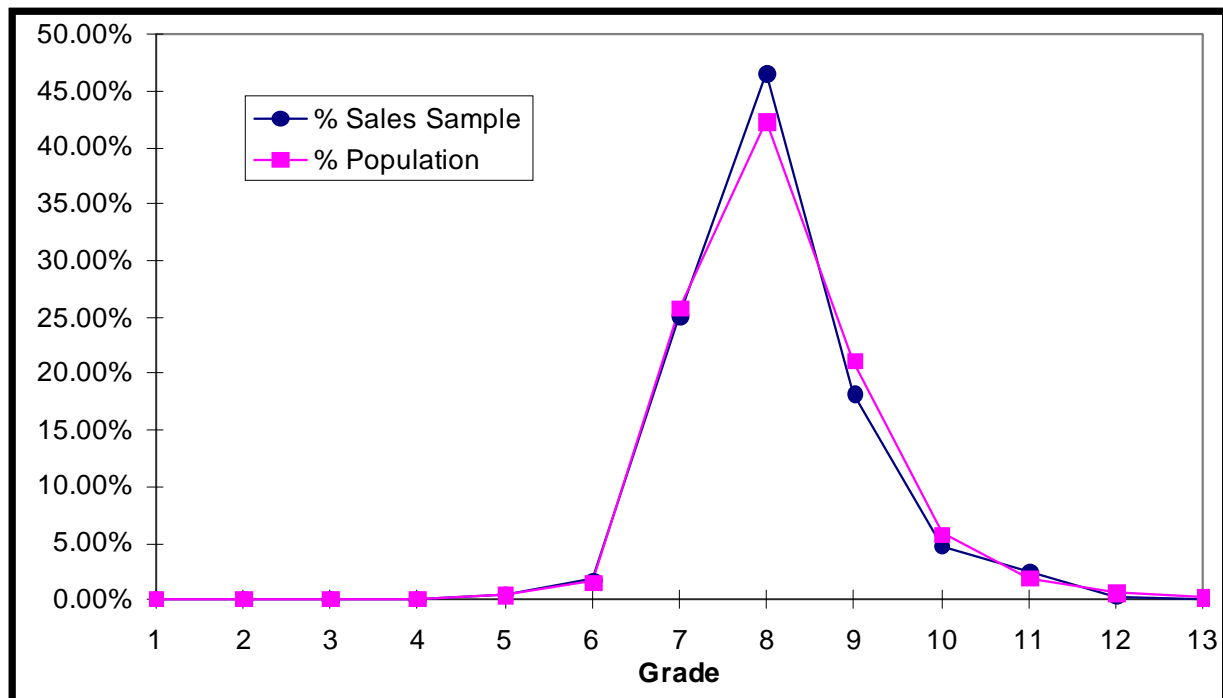


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

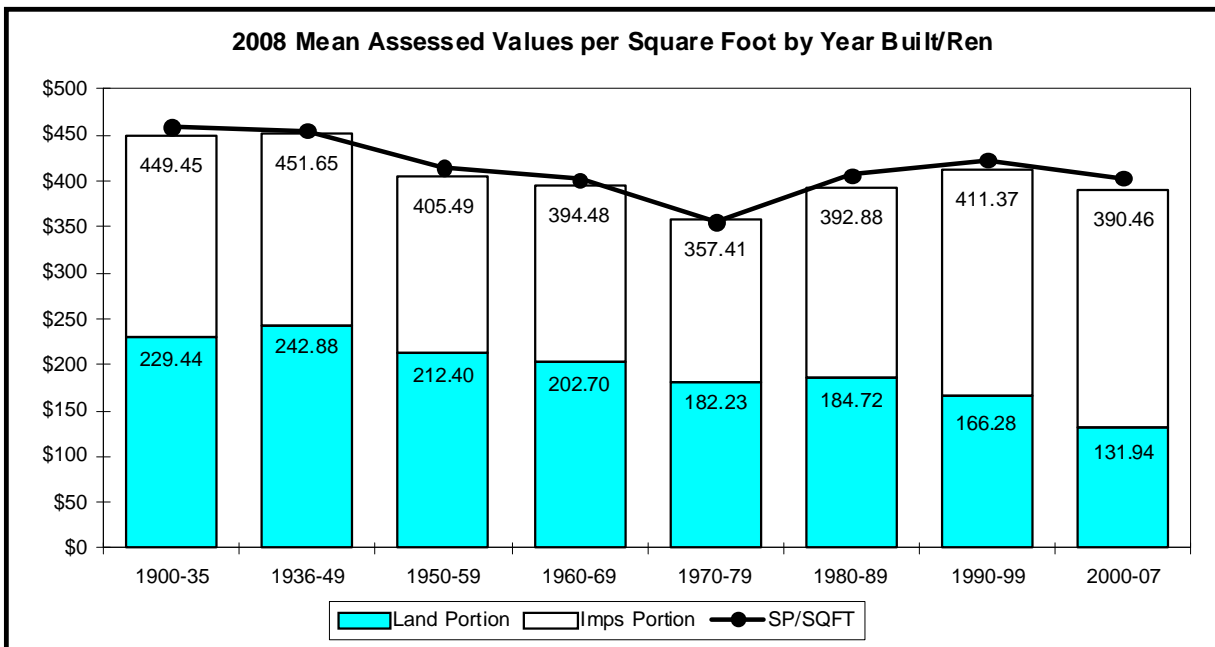
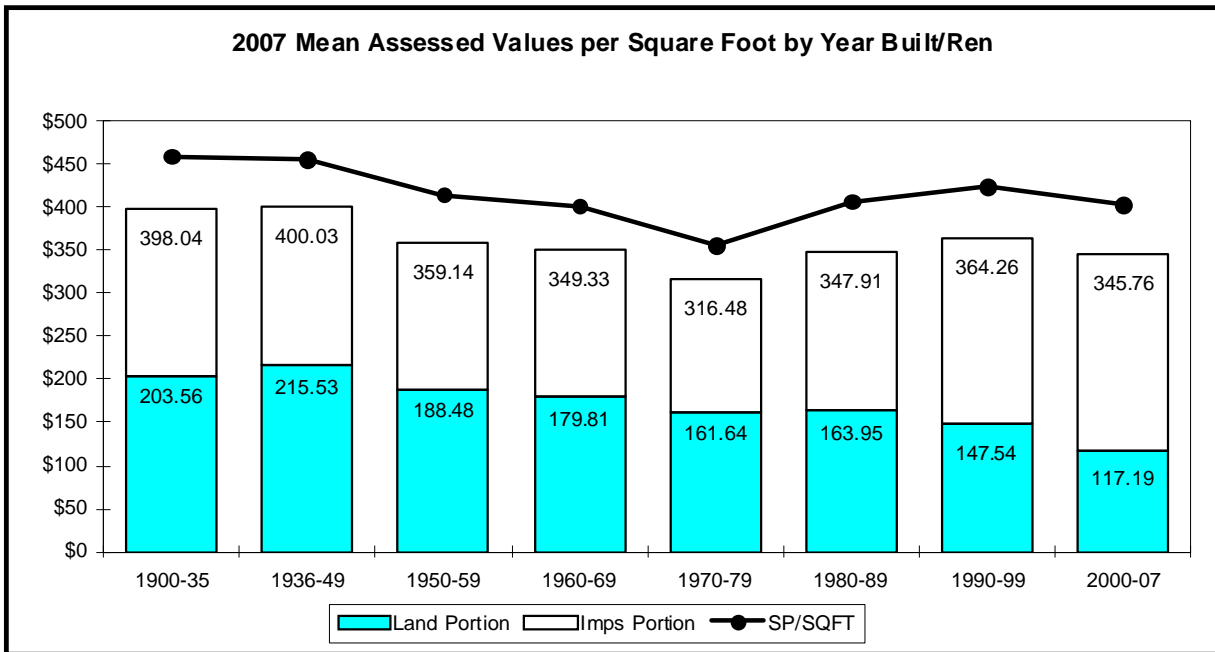
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.53%
6	10	1.77%
7	142	25.18%
8	263	46.63%
9	103	18.26%
10	27	4.79%
11	14	2.48%
12	2	0.35%
13	0	0.00%
564		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.05%
5	21	0.48%
6	70	1.59%
7	1134	25.83%
8	1857	42.29%
9	930	21.18%
10	256	5.83%
11	87	1.98%
12	26	0.59%
13	8	0.18%
4391		



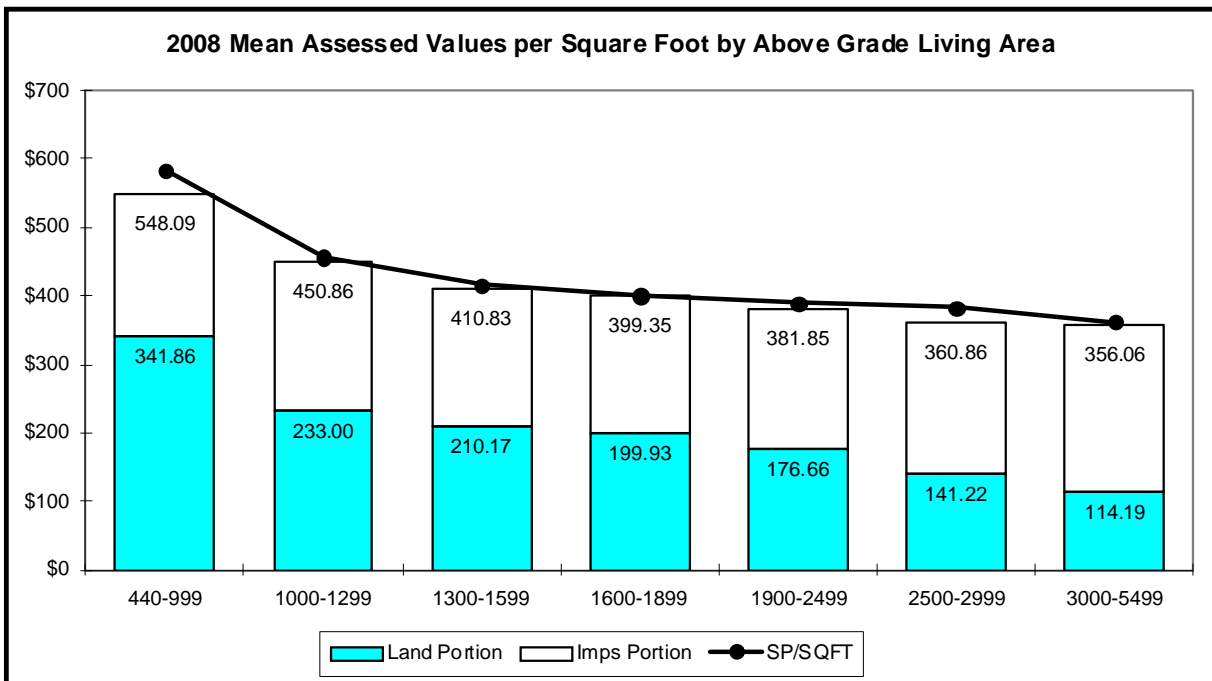
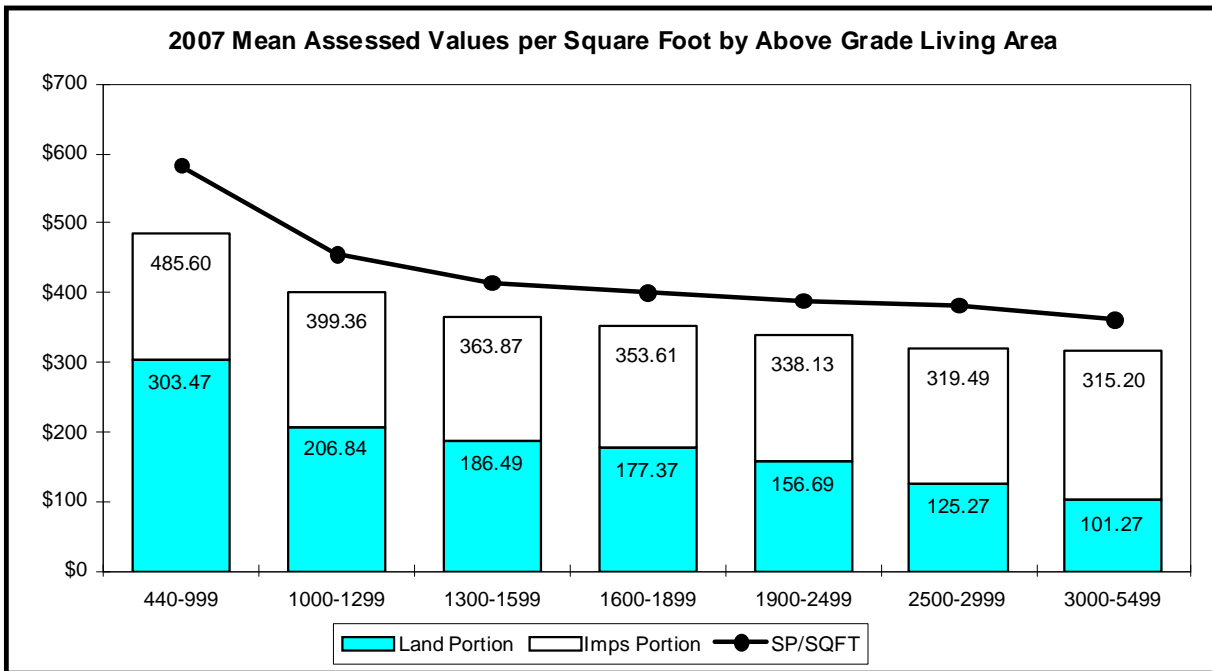
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



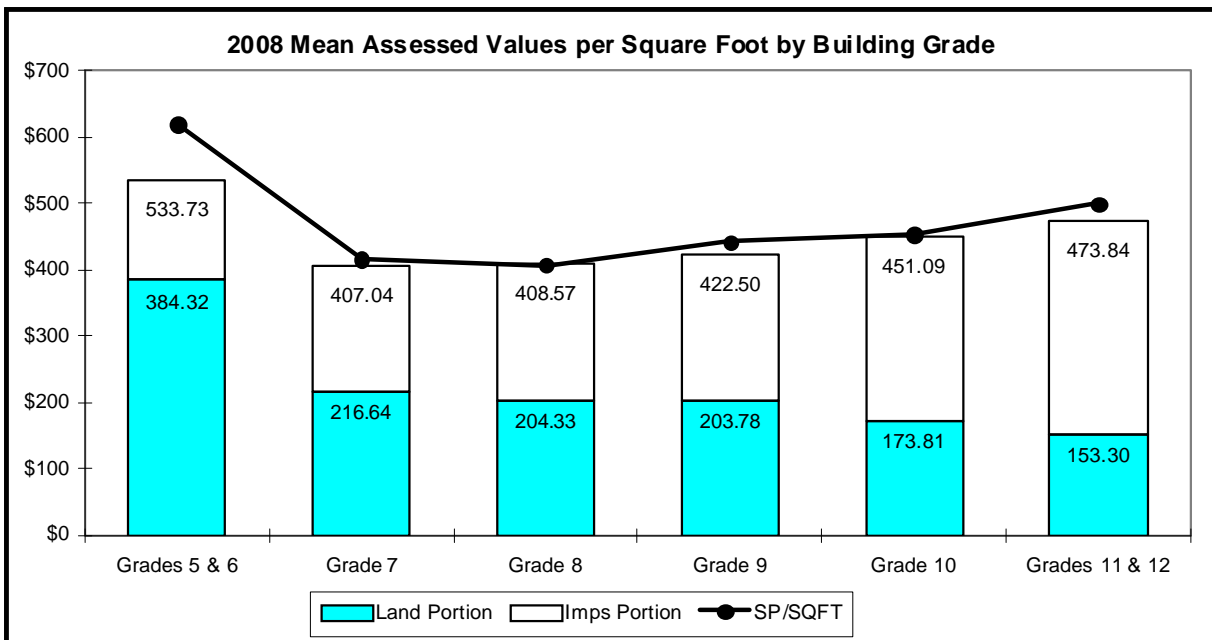
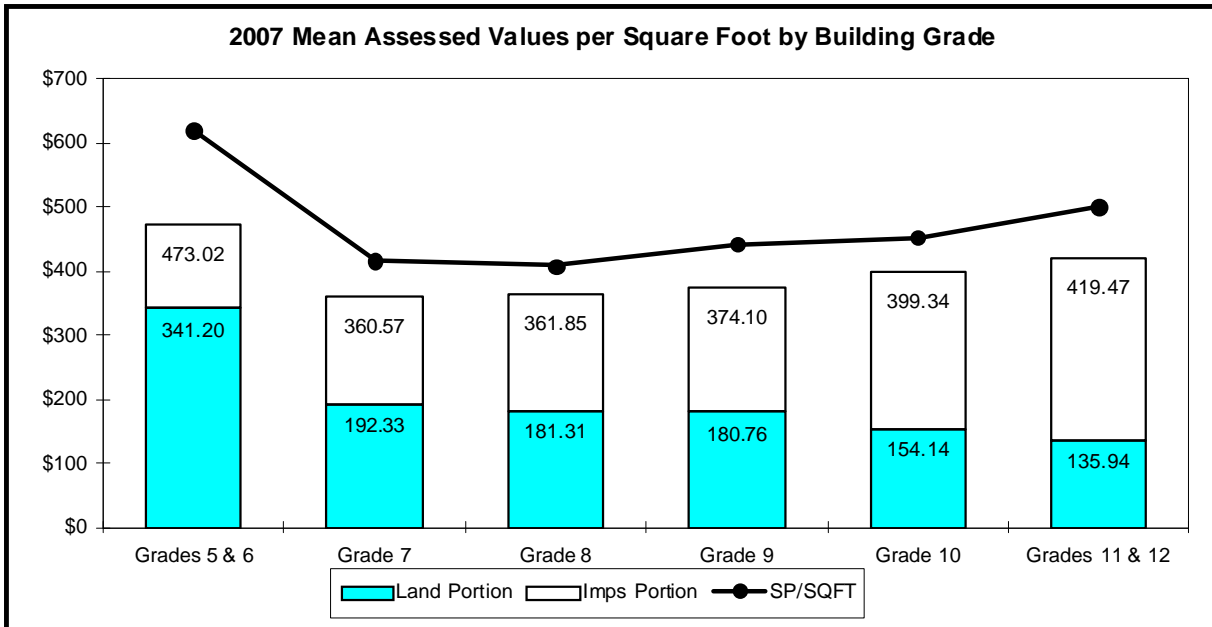
These charts clearly show an improvement in assessment level by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Above Grade Living Area

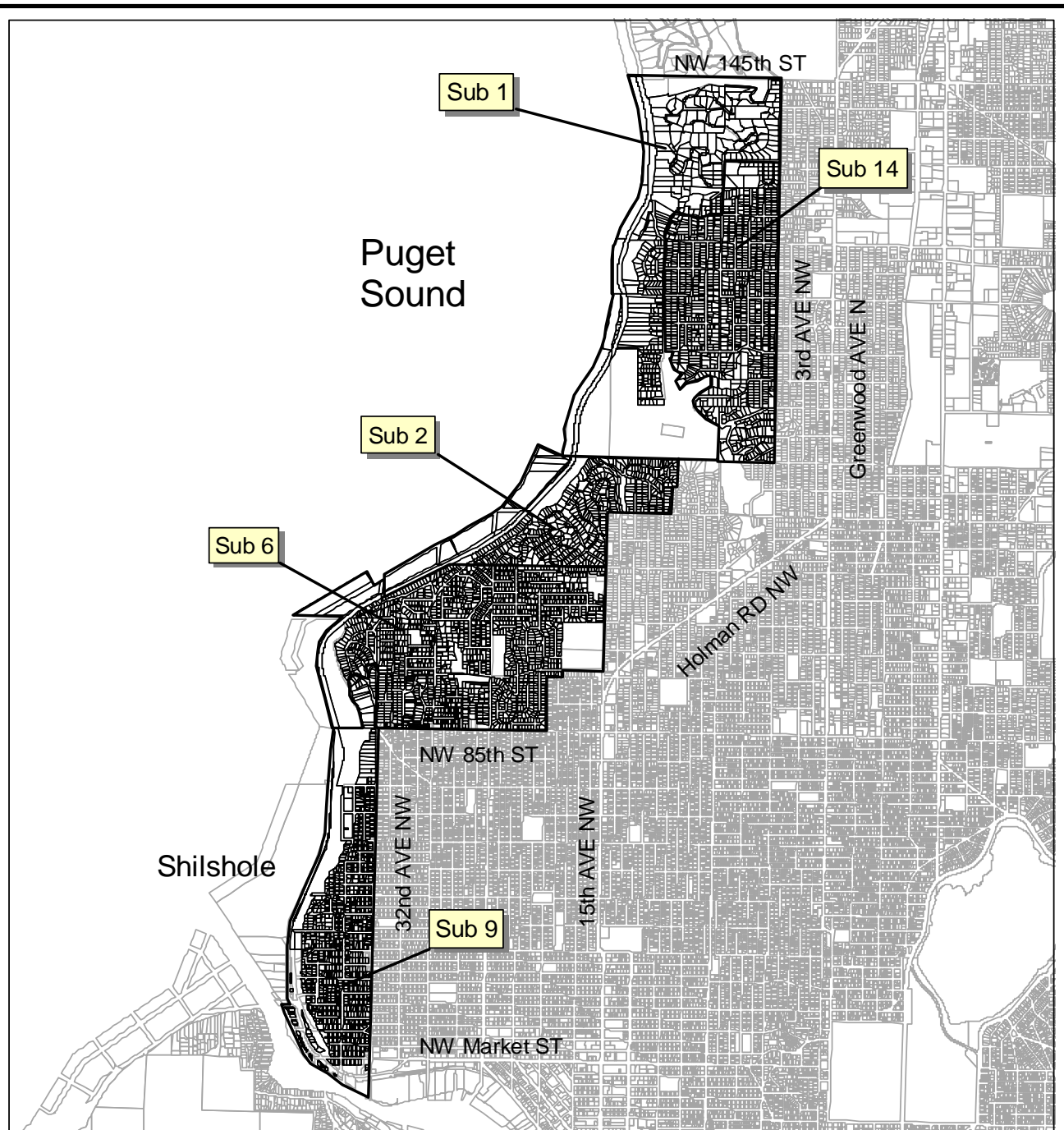


These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



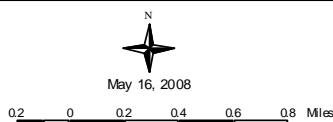
These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 39 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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May 16, 2008

Department of Assessments



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 15, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.129, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 564 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} \times 1.13$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2008 Improvements Value} = \text{2008 Total Value} \text{ minus } \text{2008 Land Value}$$

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.129 – 2008 Land Value=2008 Improvement Value).
 - * If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.129 – 2008 Land Value=2008 Improvement Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 39 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

13.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.979 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	3	0.675	0.762	12.8%	0.035	1.489
6	10	0.798	0.901	12.8%	0.819	0.982
7	142	0.863	0.974	12.9%	0.950	0.998
8	263	0.889	1.004	12.9%	0.986	1.022
9	103	0.845	0.955	12.9%	0.921	0.988
10	27	0.877	0.991	13.0%	0.909	1.073
11	14	0.844	0.954	13.0%	0.818	1.090
12	2	0.741	0.837	13.0%	0.139	1.535
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1935	73	0.863	0.975	12.9%	0.937	1.013
1936-1949	129	0.883	0.997	12.9%	0.967	1.027
1950-1959	197	0.866	0.978	12.9%	0.959	0.998
1960-1969	42	0.868	0.980	12.9%	0.926	1.034
1970-1979	17	0.896	1.012	13.0%	0.918	1.105
1980-1989	27	0.872	0.985	12.9%	0.894	1.076
1990-1999	20	0.868	0.981	12.9%	0.904	1.058
2000-2007	59	0.838	0.947	12.9%	0.909	0.984
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	5	0.963	1.087	12.9%	0.885	1.288
Average	208	0.847	0.957	12.9%	0.934	0.979
Good	261	0.875	0.988	12.9%	0.970	1.007
Very Good	90	0.888	1.003	12.9%	0.968	1.038
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	343	0.870	0.983	12.9%	0.966	0.999
1.5	84	0.852	0.962	12.9%	0.928	0.996
2	121	0.858	0.969	12.9%	0.937	1.001
2.5	7	0.989	1.117	12.9%	0.991	1.244
3	9	0.933	1.053	12.9%	0.890	1.216

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.979 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
440-999	42	0.835	0.943	12.9%	0.891	0.995
1000-1299	126	0.876	0.989	12.9%	0.963	1.015
1300-1599	156	0.875	0.988	12.9%	0.966	1.010
1600-1899	87	0.883	0.997	12.9%	0.963	1.031
1900-2499	83	0.866	0.978	12.9%	0.938	1.018
2500-2999	40	0.834	0.942	12.9%	0.882	1.003
3000-5499	30	0.862	0.974	13.0%	0.902	1.045
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	307	0.876	0.989	12.9%	0.973	1.004
Yes	257	0.860	0.972	12.9%	0.950	0.994
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	561	0.869	0.982	12.9%	0.968	0.995
Yes	3	0.619	0.699	12.9%	0.393	1.005
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	31	0.861	0.972	12.9%	0.913	1.031
2	56	0.808	0.913	12.9%	0.861	0.966
9	122	0.877	0.990	12.9%	0.959	1.022
6	225	0.872	0.985	12.9%	0.965	1.004
14	130	0.894	1.009	12.9%	0.984	1.034
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
800-2299	20	0.864	0.975	12.9%	0.918	1.032
2300-3999	32	0.883	0.997	12.9%	0.944	1.051
4000-5999	133	0.885	1.000	12.9%	0.970	1.029
6000-7999	178	0.858	0.968	12.9%	0.948	0.989
8000-9999	104	0.869	0.981	12.9%	0.952	1.011
10000-19999	80	0.862	0.973	12.9%	0.930	1.016
20000-62999	17	0.847	0.957	13.0%	0.864	1.050

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 5/15/2008	Sales Dates: 1/2005 - 12/2007
Area 39	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	564
Mean Assessed Value	598,400
Mean Sales Price	690,100
Standard Deviation AV	242,224
Standard Deviation SP	324,870

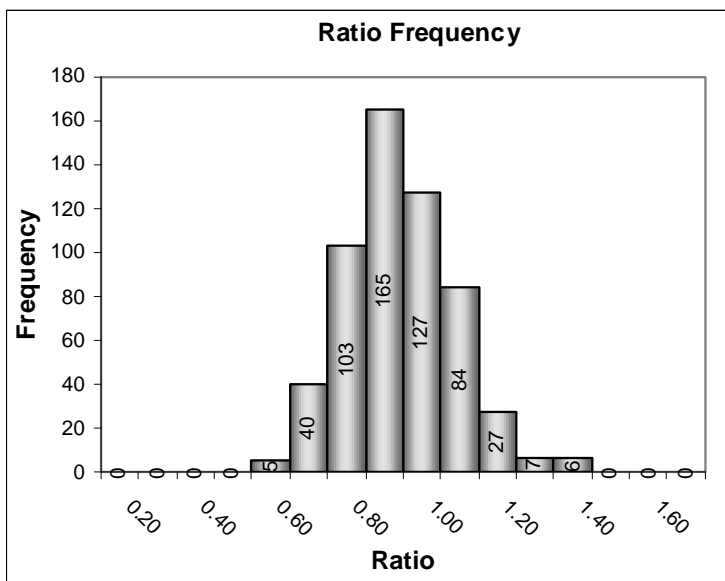
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.892
Median Ratio	0.874
Weighted Mean Ratio	0.867

UNIFORMITY	
Lowest ratio	0.523
Highest ratio:	1.386
Coefficient of Dispersion	12.91%
Standard Deviation	0.141
Coefficient of Variation	15.84%
Price Related Differential (PRD)	1.029

RELIABILITY	
95% Confidence: Median	
Lower limit	0.863
Upper limit	0.895
95% Confidence: Mean	
Lower limit	0.880
Upper limit	0.904

SAMPLE SIZE EVALUATION	
N (population size)	4391
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.141
Recommended minimum:	32
Actual sample size:	564
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	302
# ratios above mean:	262
z:	1.684
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 39

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2008	Date of Report: 5/15/2008	Sales Dates: 1/2005 - 12/2007																						
Area 39	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>43</td></tr><tr><td>0.70-0.80</td><td>90</td></tr><tr><td>0.80-0.90</td><td>155</td></tr><tr><td>0.90-1.00</td><td>111</td></tr><tr><td>1.00-1.10</td><td>94</td></tr><tr><td>1.10-1.20</td><td>47</td></tr><tr><td>1.20-1.30</td><td>9</td></tr><tr><td>1.30-1.40</td><td>4</td></tr><tr><td>1.40-1.50</td><td>4</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	43	0.70-0.80	90	0.80-0.90	155	0.90-1.00	111	1.00-1.10	94	1.10-1.20	47	1.20-1.30	9	1.30-1.40	4	1.40-1.50	4	1.50-1.60	0
Ratio	Frequency																								
0.60-0.70	43																								
0.70-0.80	90																								
0.80-0.90	155																								
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1.00-1.10	94																								
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1.20-1.30	9																								
1.30-1.40	4																								
1.40-1.50	4																								
1.50-1.60	0																								
Sample size (n)	564																								
Mean Assessed Value	675,700																								
Mean Sales Price	690,100																								
Standard Deviation AV	273,727																								
Standard Deviation SP	324,870																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	1.007																								
Median Ratio	0.987																								
Weighted Mean Ratio	0.979																								
UNIFORMITY																									
Lowest ratio	0.591																								
Highest ratio:	1.566																								
Coefficient of Dispersion	12.91%																								
Standard Deviation	0.160																								
Coefficient of Variation	15.85%																								
Price Related Differential (PRD)	1.029																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.974																								
Upper limit	1.011																								
95% Confidence: Mean																									
Lower limit	0.994																								
Upper limit	1.021																								
SAMPLE SIZE EVALUATION																									
N (population size)	4391																								
B (acceptable error - in decimal)	0.05																								
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COMMENTS:

1 to 3 Unit Residences throughout area 39

The assessment level has been improved by application of the recommended values.

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1 to 3 Unit Residences throughout area 39

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Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	263940	0011	8/10/06	\$583,000	1250	0	8	1952	4	7452	N	N	13221 8TH AVE NW
1	769340	0005	4/20/06	\$575,000	1290	900	8	1958	4	6800	N	N	1202 NW 119TH ST
1	769340	0025	8/13/07	\$654,000	1320	300	8	1958	4	7000	Y	N	1232 NW 119TH ST
1	241710	0045	10/7/05	\$465,000	1460	0	8	1954	3	6375	N	N	1238 NW 120TH ST
1	241710	0060	5/18/07	\$485,000	1500	0	8	1954	4	6750	N	N	1212 NW 120TH ST
1	241710	0060	11/11/05	\$400,000	1500	0	8	1954	4	6750	N	N	1212 NW 120TH ST
1	241710	0050	7/19/07	\$510,000	1560	0	8	1954	4	6750	N	N	1230 NW 120TH ST
1	361960	0073	7/19/06	\$495,000	1600	0	8	1949	3	10692	Y	N	13205 8TH AVE NW
1	252603	9181	12/20/06	\$700,000	1900	550	8	1979	4	15000	N	N	12011 12TH AVE NW
1	252603	9146	7/19/06	\$900,000	2600	120	8	1947	5	24460	Y	N	11611 12TH AVE NW
1	437960	0005	4/26/07	\$1,075,000	1650	450	9	1963	4	50965	Y	N	801 NW CULBERTSON DR
1	263940	0012	3/10/06	\$630,000	1720	1400	9	1957	4	8100	N	N	13227 8TH AVE NW
1	777280	0230	10/4/05	\$620,000	1910	0	9	1973	4	8544	N	N	1231 NW 118TH ST
1	777280	0110	11/27/07	\$870,000	2220	1550	9	1968	4	7050	N	N	11707 SHORELINE PARK DR NW
1	437970	0020	12/12/06	\$1,040,000	2520	0	9	1967	3	38794	Y	N	900 NW CULBERTSON DR
1	252603	9193	7/12/05	\$625,000	2530	0	9	1998	3	11383	N	N	12013 A 12TH AVE NW
1	085340	0240	7/25/07	\$700,000	3010	0	9	1969	3	17864	N	N	12608 BLAKELY PL NW
1	769340	0045	4/18/07	\$850,000	3070	750	9	2005	3	6000	Y	N	1239 NW 119TH ST
1	085340	0220	7/10/07	\$679,500	1980	500	10	1964	4	9720	N	N	1298 NW BLAKELY CT
1	242603	9169	10/13/05	\$690,000	2000	530	10	1947	5	10352	N	N	14055 3RD AVE NW
1	230390	0105	11/16/06	\$1,850,000	2010	1800	10	1957	5	25255	Y	N	945 NW ELFORD DR
1	437960	0045	8/1/05	\$1,475,000	2040	0	10	1966	3	48351	Y	N	1235 NW CULBERTSON DR
1	263940	0005	3/30/05	\$750,000	2530	0	10	1969	5	13452	N	N	13230 FRAZIER PL NW
1	361660	0005	7/26/07	\$960,000	2650	2100	10	1961	4	19877	Y	N	13205 9TH AVE NW
1	437970	0050	1/9/06	\$1,200,000	2950	0	10	1965	4	27542	Y	N	14050 HILLTOP LN NW
1	620260	0070	5/31/06	\$1,720,000	3890	0	10	1990	3	27311	Y	N	340 NW 137TH ST
1	437960	0040	4/25/05	\$1,580,000	2700	2480	11	1982	3	60548	Y	N	1100 NW NORTHWOOD RD
1	361660	0008	8/26/05	\$925,000	2720	1020	11	1977	4	15576	Y	N	1000 NW 132ND ST
1	252603	9219	8/4/06	\$822,000	3110	0	11	1995	3	10092	N	N	12009 12TH AVE NW
1	361660	0002	2/6/07	\$1,830,000	4370	1480	11	2006	3	14205	Y	N	1016 NW 132ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	620260	0090	5/3/07	\$2,875,950	5450	460	11	2006	3	62726	Y	N	320 NW 137TH ST
2	086800	0320	7/12/05	\$429,950	860	0	7	1946	5	7104	N	N	10503 12TH AVE NW
2	086800	0225	2/7/06	\$725,000	1250	920	7	1948	5	8172	N	N	1312 NW WOODBINE WAY
2	086800	0420	12/27/05	\$500,000	1340	700	7	1947	3	7117	N	N	1314 NW 105TH ST
2	086800	0215	6/14/06	\$630,000	1360	820	7	1941	3	7800	N	N	1322 NW WOODBINE WAY
2	086800	0150	6/15/07	\$766,000	2640	0	7	1954	4	9394	N	N	1233 NW NORCROSS WAY
2	086800	0295	5/9/06	\$789,950	2680	240	7	1964	3	8340	N	N	10520 13TH AVE NW
2	086800	0155	3/7/07	\$799,000	1120	720	8	1951	4	9525	N	N	1309 NW NORCROSS WAY
2	086800	0155	9/15/05	\$609,995	1120	720	8	1951	4	9525	N	N	1309 NW NORCROSS WAY
2	086800	0490	9/13/07	\$605,000	1120	510	8	1950	4	16300	N	N	1415 NW WOODBINE WAY
2	086800	0470	8/9/05	\$522,000	1190	600	8	1948	4	8340	N	N	10561 13TH AVE NW
2	086800	0160	6/26/07	\$675,000	1250	850	8	1953	4	9556	N	N	1313 NW NORCROSS WAY
2	086800	0160	5/13/05	\$550,000	1250	850	8	1953	4	9556	N	N	1313 NW NORCROSS WAY
2	086800	0250	4/12/07	\$846,500	1290	400	8	1951	4	7800	Y	N	1230 NW WOODBINE WAY
2	086800	0462	8/2/05	\$519,800	1350	1300	8	1948	4	8340	N	N	10551 13TH AVE NW
2	610770	0020	7/19/05	\$655,000	1390	830	8	1957	3	8160	N	N	1100 NW NORCROSS WAY
2	086800	0245	6/5/06	\$715,000	1400	540	8	1951	4	7800	Y	N	1236 NW WOODBINE WAY
2	086800	0265	6/18/07	\$796,000	1440	530	8	1959	4	10143	N	N	10725 12TH AVE NW
2	086800	1920	2/22/06	\$746,000	1540	500	8	1948	4	7200	Y	N	10234 BELGROVE CT NW
2	252603	9148	8/8/07	\$620,000	1560	500	8	1956	3	8700	N	N	10712 12TH AVE NW
2	086800	0189	8/15/05	\$785,000	1590	1570	8	1958	4	13000	Y	N	1420 NW WOODBINE WAY
2	610770	0085	12/24/07	\$720,000	1620	1300	8	1956	4	7730	N	N	10817 12TH AVE NW
2	086800	0695	2/25/05	\$904,500	1680	970	8	1956	4	6660	Y	N	10806 VALMAY AVE NW
2	252603	9130	2/21/06	\$510,000	1770	540	8	1954	4	10150	N	N	10542 12TH AVE NW
2	086800	0495	5/25/07	\$850,000	1770	520	8	1946	4	12240	N	N	10563 14TH AVE NW
2	252603	9104	10/26/07	\$765,000	1800	1380	8	1951	3	12325	N	N	10526 12TH AVE NW
2	086800	0940	4/21/05	\$670,000	1860	400	8	1937	4	7440	Y	N	10336 VALMAY AVE NW
2	086800	2005	6/5/06	\$882,700	2030	1200	8	1941	4	11200	Y	N	10007 RADFORD AVE NW
2	086800	0187	1/16/07	\$1,135,000	2320	630	8	1950	4	14313	Y	N	1409 NW NORCROSS WAY
2	086800	0885	6/2/07	\$1,295,000	2430	1350	8	1998	3	14089	Y	N	10505 VALMAY AVE NW
2	086800	2310	4/7/05	\$847,000	1310	1510	9	1969	5	13950	Y	N	10329 BEDFORD CT NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	086800	2360	6/14/06	\$1,450,000	1480	600	9	1995	3	8580	Y	N	2326 NW BLUE RIDGE DR
2	086800	0700	6/11/07	\$1,095,000	1570	740	9	1941	3	7321	Y	N	10568 VALMAY AVE NW
2	086800	1800	8/23/06	\$965,000	1570	360	9	1972	4	7500	Y	N	10218 RICHWOOD AVE NW
2	086800	1815	8/4/06	\$1,195,000	1620	1620	9	1995	3	8410	Y	N	2146 NW 100TH ST
2	086800	2356	7/17/07	\$1,800,000	1650	1300	9	1959	4	12324	Y	N	2320 NW BLUE RIDGE DR
2	086800	1230	6/12/06	\$850,000	1660	1400	9	1951	4	7800	Y	N	10023 VALMAY AVE NW
2	086800	2070	1/8/07	\$1,035,000	1710	1600	9	1956	2	10680	Y	N	10027 RICHWOOD AVE NW
2	086800	2070	3/19/05	\$812,500	1710	1600	9	1956	2	10680	Y	N	10027 RICHWOOD AVE NW
2	086800	1811	6/23/05	\$747,000	1730	420	9	1955	5	10472	Y	N	10204 RICHWOOD AVE NW
2	086800	1290	6/28/07	\$935,000	1760	1540	9	1950	4	10587	N	N	1647 NW GREENBRIER WAY
2	086800	1910	11/14/05	\$760,000	1930	1200	9	1946	4	7200	Y	N	10222 BELGROVE CT NW
2	086800	0555	1/31/05	\$1,030,000	1950	440	9	1953	3	22794	Y	N	1487 NW WOODBINE WAY
2	086800	1402	2/16/05	\$635,000	2060	1120	9	1979	3	12528	Y	N	1730 NW GREENBRIER WAY
2	086800	0630	7/11/05	\$1,065,000	2120	600	9	1942	4	8431	N	N	10562 15TH AVE NW
2	086800	0580	4/27/07	\$1,200,000	2380	1400	9	1946	5	8000	Y	N	1543 NW WOODBINE WAY
2	086800	0754	11/2/07	\$1,561,000	2400	240	9	1936	4	13200	Y	N	10523 15TH AVE NW
2	086800	2056	6/25/07	\$1,050,000	2470	700	9	1949	4	12483	Y	N	2355 NW BLUE RIDGE DR
2	086800	1795	3/6/07	\$1,628,000	2840	480	9	2006	3	7750	Y	N	10224 RICHWOOD AVE NW
2	086800	0810	5/10/07	\$1,280,161	3130	1130	9	1941	3	12834	Y	N	1520 NW WOODBINE WAY
2	086800	1835	1/10/07	\$926,600	2470	0	10	1961	4	7800	Y	N	10032 RICHWOOD AVE NW
2	086800	0870	5/30/06	\$1,100,000	3030	560	10	1936	5	14212	N	N	10531 VALMAY AVE NW
2	086800	2410	9/29/06	\$2,700,000	3540	2560	10	1988	3	12600	Y	N	2408 NW BLUE RIDGE DR
2	086800	1655	4/2/05	\$1,995,000	3600	400	10	1939	5	11625	Y	N	1859 NW ROUNDHILL CIR
2	086800	1650	6/6/07	\$2,100,000	2980	440	11	1985	3	13078	Y	N	1855 NW ROUNDHILL CIR
2	086800	0975	2/6/07	\$1,342,000	3030	1100	11	2000	3	6786	N	N	10305 15TH AVE NW
2	086800	1645	10/18/05	\$2,400,000	2640	400	12	1931	5	18677	Y	N	1857 NW ROUNDHILL CIR
6	613310	0127	4/13/05	\$255,000	440	440	5	1945	5	3871	N	N	2600 NW 97TH ST
6	613260	0220	6/26/07	\$340,000	610	0	5	1938	5	3857	N	N	2632 NW NORTH BEACH DR
6	226700	0060	8/7/07	\$400,000	840	0	6	1938	2	7590	N	N	8907 31ST AVE NW
6	226700	0525	3/4/05	\$355,000	940	0	6	2000	3	6220	N	N	8515 29TH AVE NW
6	356680	0145	8/28/06	\$449,950	1170	0	6	1900	3	5880	N	N	2624 NW 85TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	613260	0221	7/27/05	\$374,500	700	0	7	1945	4	3497	N	N	2630 NW NORTH BEACH DR
6	613260	0221	6/3/05	\$335,000	700	0	7	1945	4	3497	N	N	2630 NW NORTH BEACH DR
6	226700	0700	4/1/05	\$392,000	780	0	7	1931	3	3670	N	N	8606 29TH AVE NW
6	226700	0711	10/24/05	\$402,000	810	380	7	1928	5	4500	N	N	8604 29TH AVE NW
6	356680	0305	4/10/07	\$376,280	840	0	7	1926	3	5880	N	N	2621 NW 87TH ST
6	226700	0070	8/24/06	\$457,000	870	360	7	1934	3	3795	N	N	8736 FOREST HILL PL NW
6	444480	0026	1/25/05	\$700,000	890	700	7	1928	4	4886	Y	N	3250 NW ESPLANADE
6	356680	0415	6/1/06	\$452,700	940	0	7	1939	3	5880	N	N	2640 NW 86TH ST
6	226700	0484	3/13/07	\$479,900	960	500	7	1949	3	7065	N	N	8733 29TH AVE NW
6	444130	0400	8/4/06	\$625,000	990	0	7	1927	3	6487	Y	N	9209 CYRUS AVE NW
6	057900	0965	3/7/05	\$599,950	1000	420	7	1932	4	4200	Y	N	9804 21ST AVE NW
6	565610	0135	5/22/06	\$494,000	1000	830	7	1981	3	5000	N	N	9223 25TH AVE NW
6	356680	0255	6/21/05	\$390,000	1000	0	7	1916	4	5880	N	N	2651 NW 87TH ST
6	274710	0014	3/23/06	\$558,500	1020	1020	7	1950	5	7200	N	N	8826 28TH AVE NW
6	226700	0760	10/1/07	\$349,990	1030	170	7	2003	3	807	N	N	2810 B NW 85TH ST
6	046400	1252	5/1/07	\$485,126	1030	770	7	1953	3	7455	N	N	8924 30TH AVE NW
6	356680	0525	10/10/05	\$425,000	1060	0	7	1945	4	8030	N	N	2618 NW 87TH ST
6	352603	9115	5/2/07	\$475,000	1070	750	7	1950	3	8000	N	N	8722 28TH AVE NW
6	226700	0763	8/16/06	\$370,000	1080	250	7	2003	3	1375	N	N	2812 C NW 85TH ST
6	226700	0766	3/16/07	\$389,000	1080	250	7	2003	3	1382	N	N	2812 A NW 85TH ST
6	226700	0762	12/7/05	\$330,000	1090	170	7	2003	3	1301	N	N	2810 C NW 85TH ST
6	226700	0485	6/22/07	\$585,000	1120	120	7	1955	3	5300	N	N	8725 29TH AVE NW
6	444130	0455	10/12/05	\$650,000	1120	1120	7	1942	5	7200	Y	N	9216 VIEW AVE NW
6	444130	0205	9/9/06	\$766,300	1120	450	7	1919	4	13695	Y	N	9135 VIEW AVE NW
6	226700	0753	5/31/05	\$326,500	1140	270	7	1995	3	1180	N	N	8504 29TH AVE NW
6	226700	0751	8/21/06	\$415,000	1140	270	7	1995	3	1478	N	N	8508 29TH AVE NW
6	613260	0611	11/9/07	\$575,000	1140	1140	7	1956	3	5000	N	N	9525 25TH AVE NW
6	057900	3780	5/16/07	\$588,000	1150	0	7	1949	4	5000	Y	N	2311 NW 95TH ST
6	613260	0569	5/24/05	\$490,000	1150	970	7	1949	4	5250	Y	N	9625 24TH AVE NW
6	352603	9126	10/3/06	\$632,000	1170	590	7	1953	3	6384	Y	N	9408 31ST AVE NW
6	356680	0290	6/8/07	\$535,000	1180	760	7	1988	3	2940	N	N	2627 NW 87TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	057900	3715	7/10/06	\$725,000	1190	880	7	1937	4	7904	Y	N	2316 NW 95TH ST
6	269810	0105	11/13/07	\$475,000	1200	570	7	1942	3	7150	N	N	8550 25TH AVE NW
6	226700	0350	5/15/06	\$528,000	1220	530	7	1985	3	7460	N	N	8910 30TH AVE NW
6	352603	9127	9/26/07	\$525,000	1230	1100	7	1953	3	7200	N	N	8620 26TH AVE NW
6	356730	0020	3/17/06	\$477,000	1240	400	7	1950	4	4650	N	N	2611 NW 88TH ST
6	613260	0620	2/20/07	\$600,000	1240	0	7	1982	3	5000	N	N	9521 25TH AVE NW
6	057900	2675	12/18/07	\$480,000	1240	0	7	1930	4	5200	N	N	1914 NW 96TH ST
6	226700	0440	4/11/07	\$552,790	1260	0	7	1938	4	4200	N	N	8502 30TH AVE NW
6	613260	0685	7/20/07	\$628,000	1270	0	7	1948	4	5000	N	N	9608 26TH AVE NW
6	613260	0685	6/13/06	\$586,000	1270	0	7	1948	4	5000	N	N	9608 26TH AVE NW
6	356680	0065	3/8/07	\$678,000	1270	0	7	1937	4	5880	N	N	2627 NW 86TH ST
6	356680	0065	3/10/06	\$510,000	1270	0	7	1937	4	5880	N	N	2627 NW 86TH ST
6	057900	0385	4/22/05	\$500,000	1280	880	7	1940	4	5200	Y	N	2343 NW 100TH ST
6	057900	2590	8/29/07	\$500,000	1290	0	7	1912	4	5200	Y	N	1941 NW 97TH ST
6	281860	0090	5/5/06	\$600,000	1290	80	7	1942	4	5500	N	N	9611 27TH AVE NW
6	356680	0055	9/15/05	\$459,000	1300	430	7	1985	3	2940	N	N	2631 NW 86TH ST
6	226700	0065	7/5/07	\$479,000	1320	0	7	1949	3	7590	N	N	8901 31ST AVE NW
6	356680	0115	6/26/06	\$460,000	1330	0	7	1936	4	5020	N	N	2602 NW 85TH ST
6	281810	0320	9/20/05	\$600,000	1400	0	7	1926	4	6000	Y	N	2825 NW GOLDEN DR
6	356680	0085	7/29/05	\$440,000	1420	520	7	1987	3	2940	N	N	2613 NW 86TH ST
6	356680	0490	9/27/05	\$439,000	1460	180	7	1908	4	3012	Y	N	2634 NW 87TH ST
6	057900	0350	7/25/06	\$618,000	1460	600	7	1932	4	5800	Y	N	2326 NW 99TH ST
6	226700	0651	2/12/05	\$413,100	1510	520	7	1942	3	6900	N	N	8712 29TH AVE NW
6	057900	2695	2/2/05	\$436,500	1540	0	7	1937	3	6760	N	N	1902 NW 96TH ST
6	356680	0135	6/27/07	\$499,900	1550	0	7	1921	3	5880	N	N	2620 NW 85TH ST
6	226700	0320	1/19/06	\$515,000	1570	0	7	1928	3	7455	N	N	8561 30TH AVE NW
6	046400	0996	8/15/06	\$439,500	1690	0	7	1963	3	6630	N	N	2854 NW 90TH PL
6	356680	0355	9/6/05	\$457,000	2060	0	7	1987	3	2940	Y	N	2606 NW 86TH ST
6	226700	0154	12/7/05	\$340,000	980	120	8	2002	3	979	N	N	3110 B NW 85TH ST
6	226700	0159	5/24/05	\$320,000	980	100	8	2002	3	1438	N	N	3108 C NW 85TH ST
6	352603	9111	11/1/05	\$470,000	1030	600	8	1949	4	7800	N	N	8520 26TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	226700	0535	7/10/07	\$400,000	1040	90	8	2002	3	1316	N	N	2910 NW 85TH ST
6	226700	0535	2/7/07	\$379,950	1040	90	8	2002	3	1316	N	N	2910 NW 85TH ST
6	282110	0115	8/15/05	\$480,000	1060	1000	8	1950	3	6720	N	N	8931 30TH AVE NW
6	226700	0539	8/30/05	\$349,950	1080	220	8	2002	3	942	N	N	8506 29TH AVE NW
6	226700	0538	8/23/06	\$429,950	1080	220	8	2002	3	1271	N	N	8504 29TH AVE NW
6	638300	0356	9/25/06	\$455,000	1080	0	8	1955	4	7476	N	N	2135 NW 86TH ST
6	226700	0453	6/19/06	\$398,000	1090	60	8	2000	3	1536	N	N	2922 NW 85TH ST
6	138080	0020	8/9/06	\$445,000	1100	390	8	1953	3	6240	N	N	1521 NW 96TH ST
6	138080	0015	8/3/06	\$444,000	1100	390	8	1953	4	6240	N	N	1515 NW 96TH ST
6	613260	0355	6/27/05	\$525,000	1120	920	8	1945	4	5250	N	N	2608 NW 97TH ST
6	226700	0454	8/7/06	\$409,000	1130	0	8	2000	3	1066	N	N	2924 NW 85TH ST
6	057900	3700	7/3/06	\$752,000	1140	720	8	1950	4	4784	Y	N	2322 NW 95TH ST
6	226700	0455	8/2/05	\$385,000	1160	0	8	2000	3	1629	N	N	2926 NW 85TH ST
6	613310	0106	5/27/07	\$540,750	1220	340	8	1946	4	7094	N	N	2511 NW NORTH BEACH DR
6	226700	0482	9/29/05	\$600,000	1230	1200	8	1964	4	7057	N	N	8751 29TH AVE NW
6	057900	2395	11/28/07	\$730,000	1250	540	8	1969	4	5200	Y	N	2161 NW 97TH ST
6	057900	1945	8/16/06	\$640,000	1250	650	8	1958	3	6300	Y	N	2323 NW 98TH ST
6	281810	0285	6/25/07	\$1,100,000	1250	1100	8	1941	4	18461	Y	N	9520 31ST AVE NW
6	282010	0010	7/17/06	\$622,000	1260	220	8	1948	4	7980	Y	N	3109 NW 92ND ST
6	057900	2210	8/22/05	\$610,000	1270	1270	8	1950	4	5200	Y	N	2346 NW 96TH ST
6	057900	1065	5/16/05	\$469,000	1270	450	8	1953	3	8175	N	N	1709 NW 99TH ST
6	226700	0527	2/18/05	\$550,000	1280	760	8	1999	3	5859	N	N	8509 29TH AVE NW
6	282010	0005	6/12/07	\$780,000	1310	660	8	1947	4	7980	Y	N	9119 31ST AVE NW
6	226700	0282	3/9/05	\$445,000	1320	240	8	2002	3	1219	N	N	8507 30TH AVE NW
6	226700	0282	3/9/05	\$403,000	1320	240	8	2002	3	1219	N	N	8507 30TH AVE NW
6	638350	0635	2/7/05	\$535,000	1330	950	8	1955	5	6010	Y	N	2308 NW 94TH ST
6	352603	9101	12/10/07	\$664,500	1340	990	8	1959	4	6120	N	N	9210 28TH AVE NW
6	352603	9151	5/21/07	\$640,000	1340	530	8	1955	4	6480	Y	N	3017 NW 94TH ST
6	282110	0010	11/16/05	\$395,000	1340	0	8	1954	3	6760	N	N	9020 31ST AVE NW
6	281810	0100	7/12/05	\$530,000	1340	700	8	1953	4	10257	N	N	9606 29TH AVE NW
6	226700	0427	10/24/07	\$545,000	1360	0	8	1933	4	5525	N	N	8508 30TH AVE NW

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Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	638300	0645	8/26/06	\$408,500	1360	0	8	1955	4	6231	N	N	8706 JONES PL NW
6	281810	0135	7/12/05	\$599,000	1360	1360	8	1953	4	9436	N	N	2807 NW 96TH ST
6	356680	0285	7/13/05	\$467,000	1370	1150	8	1960	3	5880	N	N	2631 NW 87TH ST
6	638350	0680	9/7/06	\$670,000	1370	810	8	1955	4	7870	Y	N	9301 23RD AVE NW
6	638300	0585	7/29/05	\$512,500	1380	590	8	1956	4	6000	N	N	8629 23RD AVE NW
6	057900	0785	5/23/07	\$875,000	1380	1380	8	1958	4	6032	Y	N	2112 NW 98TH ST
6	607350	0180	7/13/05	\$430,000	1390	670	8	1956	4	4950	Y	N	9241 26TH AVE NW
6	057900	2520	10/24/06	\$594,000	1400	900	8	1960	3	5200	Y	N	1907 NW 97TH ST
6	057900	1970	10/10/06	\$700,000	1400	680	8	1958	4	6400	Y	N	2333 NW 98TH ST
6	444130	0230	8/16/07	\$965,000	1400	690	8	1955	4	13400	Y	N	9231 VIEW AVE NW
6	607350	0190	8/21/07	\$595,000	1410	800	8	1968	4	5500	N	N	9233 26TH AVE NW
6	638300	0155	2/2/05	\$420,000	1420	0	8	1954	4	6009	Y	N	8709 21ST AVE NW
6	638300	0185	7/24/07	\$510,000	1420	0	8	1954	4	6490	Y	N	8625 21ST AVE NW
6	046400	1175	4/18/06	\$540,000	1450	1000	8	1964	4	5100	N	N	2817 NW 90TH ST
6	638350	0075	4/25/06	\$580,000	1450	0	8	1955	5	6600	Y	N	9209 20TH AVE NW
6	607350	0105	4/21/05	\$569,000	1460	1270	8	1969	4	5250	Y	N	9249 25TH AVE NW
6	638300	0570	6/18/07	\$605,000	1460	440	8	1956	4	6000	N	N	8715 23RD AVE NW
6	607350	0100	5/23/06	\$525,000	1470	770	8	1959	4	6240	N	N	2509 NW 95TH ST
6	613260	0340	7/12/05	\$620,000	1470	840	8	1954	4	6914	Y	N	9649 26TH AVE NW
6	873060	0031	8/28/07	\$599,000	1500	700	8	1953	4	6200	N	N	2631 NW 95TH ST
6	638350	0405	11/3/06	\$600,000	1510	920	8	1956	4	5538	N	N	8788 22ND AVE NW
6	638350	0405	11/29/05	\$541,900	1510	920	8	1956	4	5538	N	N	8788 22ND AVE NW
6	638300	0785	5/26/06	\$605,000	1510	1000	8	1956	4	7203	N	N	8711 JONES AVE NW
6	281810	0330	6/1/07	\$817,000	1510	350	8	1937	5	11627	Y	N	2839 NW GOLDEN DR
6	226700	0386	9/6/05	\$610,000	1510	230	8	1933	3	21260	N	N	8580 30TH AVE NW
6	057900	0655	6/8/07	\$819,500	1520	700	8	1958	4	5408	Y	N	2117 NW 99TH ST
6	638350	0665	7/27/05	\$625,000	1520	1520	8	1956	5	9552	Y	N	9317 23RD AVE NW
6	638350	0660	6/23/05	\$665,000	1520	920	8	1956	4	11611	Y	N	9321 23RD AVE NW
6	057900	1410	11/23/05	\$625,000	1540	800	8	1964	4	5100	N	N	1724 NW 97TH ST
6	352603	9161	3/20/06	\$836,000	1540	1370	8	1959	4	6480	Y	N	3027 NW 94TH ST
6	638300	0070	9/25/07	\$529,200	1540	0	8	1954	4	7320	N	N	8630 21ST AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	638350	0760	4/15/05	\$529,000	1550	760	8	1956	4	8494	N	N	2324 NW 90TH ST
6	444480	0050	4/18/05	\$700,000	1550	730	8	1960	4	10240	Y	N	3239 NW ESPLANADE
6	057900	3630	6/6/06	\$700,000	1560	530	8	1993	3	5200	Y	N	9542 24TH AVE NW
6	226700	0585	5/15/07	\$589,950	1570	0	8	1930	3	6460	N	N	8803 28TH AVE NW
6	638350	0100	5/9/05	\$655,000	1580	1040	8	1958	4	6421	Y	N	9239 20TH AVE NW
6	638300	0835	12/10/07	\$623,161	1590	790	8	1958	4	8035	N	N	2315 NW 86TH ST
6	226700	0280	3/14/06	\$540,000	1600	1120	8	1940	5	4621	N	N	8505 30TH AVE NW
6	282110	0051	6/6/05	\$425,000	1600	0	8	1954	3	6370	N	N	3021 NW 89TH ST
6	057900	0360	6/6/07	\$830,000	1610	640	8	2005	3	2900	Y	N	2330 NW 99TH ST
6	057900	0360	6/16/05	\$671,000	1610	640	8	2005	3	2900	Y	N	2330 NW 99TH ST
6	226700	0575	11/28/07	\$620,000	1630	560	8	1930	3	6780	N	N	8811 28TH AVE NW
6	057900	1360	1/6/06	\$575,000	1660	1200	8	1962	3	8840	Y	N	1748 NW 97TH ST
6	638300	0690	11/29/07	\$520,000	1670	0	8	1961	4	6414	N	N	8701 JONES PL NW
6	352603	9187	10/24/06	\$899,000	1670	1080	8	1964	4	6531	Y	N	9302 31ST AVE NW
6	638320	0035	8/15/06	\$502,500	1670	0	8	1958	3	7430	Y	N	8726 24TH AVE NW
6	046400	0055	6/23/05	\$670,000	1680	800	8	1947	4	5100	Y	N	2818 NW 94TH ST
6	281910	0030	10/13/05	\$711,000	1680	1040	8	1948	4	8320	Y	N	3102 NW 94TH ST
6	638300	0190	5/24/05	\$440,000	1684	0	8	1954	5	6553	Y	N	8619 21ST AVE NW
6	638300	0040	5/30/06	\$679,157	1700	900	8	1954	4	7380	Y	N	8714 21ST AVE NW
6	444130	0501	12/12/05	\$688,000	1710	260	8	1988	3	5215	Y	N	9226 ALVIN PL NW
6	057900	3270	5/1/06	\$650,000	1720	1000	8	1953	4	5200	N	N	1922 NW 95TH ST
6	281910	0100	5/30/07	\$909,000	1720	0	8	1927	5	7452	Y	N	9305 31ST AVE NW
6	799720	0110	6/2/05	\$568,000	1730	1300	8	1953	4	5000	Y	N	9022 25TH AVE NW
6	057900	2530	2/16/05	\$390,000	1750	160	8	1963	3	5200	Y	N	1915 NW 97TH ST
6	638390	0070	8/31/05	\$620,000	1760	1110	8	1960	4	7705	Y	N	9276 20TH AVE NW
6	226700	0565	5/26/06	\$752,500	1790	360	8	1930	3	7150	N	N	8827 28TH AVE NW
6	281860	0015	9/6/07	\$1,000,000	1800	340	8	1956	4	9079	Y	N	2712 NW ESPLANADE
6	057900	2220	6/7/05	\$675,000	1810	800	8	1957	4	6240	Y	N	2342 NW 96TH ST
6	638350	0110	3/13/07	\$735,000	1810	1100	8	1960	4	7272	N	N	9232 20TH AVE NW
6	046400	1025	5/2/07	\$732,000	1820	780	8	2003	3	5100	N	N	2858 30TH AVE NW
6	046400	1025	7/3/06	\$719,950	1820	780	8	2003	3	5100	N	N	2858 30TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	057900	2140	5/14/07	\$790,000	1880	820	8	1962	4	5200	Y	N	2317 NW 97TH ST
6	352603	9179	10/12/06	\$677,000	1910	0	8	1965	4	8197	Y	N	2601 NW 92ND ST
6	057900	2280	6/5/06	\$812,000	1920	1200	8	1951	4	10400	Y	N	2310 NW 96TH ST
6	057900	2250	5/28/07	\$750,000	1940	670	8	2004	3	2600	Y	N	2324 NW 96TH ST
6	057900	2250	5/11/05	\$675,000	1940	670	8	2004	3	2600	Y	N	2324 NW 96TH ST
6	638300	0055	3/14/05	\$515,000	1950	0	8	1954	4	7383	Y	N	8650 21ST AVE NW
6	613260	0460	8/16/06	\$750,000	2000	240	8	1985	3	13925	N	N	2641 NW 96TH ST
6	613260	0040	7/29/05	\$775,000	2010	0	8	1935	4	8670	Y	N	2650 NW ESPLANADE
6	444130	0536	6/2/05	\$869,000	2150	800	8	1988	3	13500	Y	N	3278 NW ESPLANADE
6	613260	0402	6/30/06	\$689,950	2180	0	8	1990	3	5250	N	N	2609 NW 97TH ST
6	352603	9222	9/27/06	\$589,950	2260	0	8	1975	3	7700	N	N	9208 26TH PL NW
6	057900	0630	12/10/05	\$675,000	2270	0	8	1971	4	6448	Y	N	9815 21ST AVE NW
6	057900	2775	10/5/06	\$635,000	2290	0	8	1997	3	5002	N	N	1731 NW 97TH ST
6	352603	9063	12/26/06	\$760,000	2310	0	8	1947	5	7323	Y	N	2501 NW 92ND ST
6	444130	0220	7/18/06	\$1,105,000	2390	460	8	1954	5	12000	Y	N	9221 VIEW AVE NW
6	057900	3111	2/8/06	\$700,000	2450	450	8	1952	5	5200	N	N	1911 NW 96TH ST
6	352603	9113	7/12/05	\$775,000	2500	1040	8	1946	5	12971	N	N	9301 26TH PL NW
6	226700	0572	6/29/05	\$537,950	2820	420	8	1980	3	8170	N	N	8817 28TH AVE NW
6	565610	0225	6/7/06	\$865,000	3910	0	8	2001	3	5000	Y	N	9226 26TH AVE NW
6	565610	0225	4/26/05	\$755,000	3910	0	8	2001	3	5000	Y	N	9226 26TH AVE NW
6	352603	9084	7/11/06	\$860,000	1060	0	9	1942	4	19338	N	N	9115 27TH AVE NW
6	444130	0160	3/1/05	\$975,000	1130	1010	9	2006	3	11283	Y	N	9037 VIEW AVE NW
6	444130	0445	6/22/07	\$886,500	1300	570	9	1948	5	7334	Y	N	9214 CYRUS AVE NW
6	638350	0525	11/15/05	\$622,000	1360	280	9	1955	4	6319	Y	N	9136 23RD AVE NW
6	638300	0510	7/20/05	\$603,000	1390	590	9	1956	4	6339	Y	N	2315 NW 90TH ST
6	638350	0160	6/7/06	\$725,000	1390	770	9	1954	4	7500	Y	N	2009 NW 92ND ST
6	813870	0025	9/27/05	\$590,000	1420	1210	9	1948	4	8874	N	N	1817 NW 95TH ST
6	444130	0450	8/6/07	\$760,000	1450	990	9	1953	4	6992	Y	N	9230 CYRUS AVE NW
6	281860	0020	6/28/06	\$955,000	1510	1090	9	1942	3	9556	Y	N	2720 NW ESPLANADE
6	352603	9157	12/3/07	\$790,000	1530	310	9	1957	3	6480	Y	N	3019 NW 94TH ST
6	613260	0015	1/10/06	\$820,000	1540	700	9	1950	4	4669	Y	N	2624 NW ESPLANADE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	638300	0310	4/12/05	\$557,000	1560	750	9	1957	4	6000	Y	N	8764 22ND AVE NW
6	638300	0565	7/25/05	\$659,000	1580	940	9	1956	5	6000	N	N	8721 23RD AVE NW
6	638350	0706	1/17/06	\$625,000	1600	1580	9	1960	4	8167	Y	N	9117 23RD AVE NW
6	638350	0165	6/30/05	\$695,000	1620	1160	9	1954	5	6942	Y	N	9022 21ST AVE NW
6	638350	0535	5/9/07	\$787,000	1640	930	9	1957	4	6500	Y	N	2209 NW 93RD ST
6	638300	0320	8/17/06	\$682,000	1710	0	9	1955	4	6000	Y	N	8776 22ND AVE NW
6	638350	0340	7/26/05	\$688,000	1720	1020	9	1955	4	10166	Y	N	9201 21ST AVE NW
6	638300	0290	9/5/07	\$800,000	1730	1200	9	1955	4	6000	Y	N	8742 22ND AVE NW
6	638300	0290	1/4/06	\$689,000	1730	1200	9	1955	4	6000	Y	N	8742 22ND AVE NW
6	638350	0565	3/29/06	\$697,000	1730	1240	9	1956	5	6489	Y	N	9023 22ND AVE NW
6	352603	9206	2/14/06	\$610,000	1740	980	9	1973	3	7250	Y	N	9114 31ST AVE NW
6	046400	0360	7/10/06	\$902,000	1850	380	9	2002	3	5100	Y	N	2808 NW 93RD ST
6	057900	0760	6/8/07	\$1,330,000	1860	1170	9	2004	3	6032	Y	N	2128 NW 98TH ST
6	281810	0216	3/12/07	\$1,175,000	1930	230	9	2005	3	3061	Y	N	3019 NW ESPLANADE
6	638350	0740	6/18/07	\$718,000	2020	1700	9	1975	3	7200	Y	N	9015 23RD AVE NW
6	281860	0005	2/16/07	\$1,100,000	2040	0	9	1927	4	8910	Y	N	2710 NW ESPLANADE
6	057900	2385	1/17/06	\$784,900	2160	900	9	1949	4	7300	Y	N	2151 NW 97TH ST
6	444130	0350	6/6/05	\$850,000	2190	900	9	1925	5	7030	Y	N	9046 LOYAL AVE NW
6	352603	9194	7/12/06	\$759,000	2320	340	9	1986	3	7694	Y	N	2503 NW 92ND ST
6	356680	0485	11/25/05	\$557,500	2440	0	9	2005	3	3012	Y	N	2638 NW 87TH ST
6	281810	0261	7/12/06	\$1,295,000	2490	1180	9	1974	3	9988	Y	N	9545 31ST AVE NW
6	281910	0005	8/2/06	\$970,000	2570	1600	9	1949	4	9504	Y	N	9420 WHITNEY PL NW
6	613260	0253	12/19/07	\$1,075,000	2640	760	9	2006	3	5498	N	N	2620 NW 98TH ST
6	444130	0215	5/1/07	\$1,410,000	2860	0	9	1924	5	20500	Y	N	9215 VIEW AVE NW
6	281810	0340	4/19/07	\$1,365,000	2870	500	9	1963	3	15025	Y	N	2855 NW GOLDEN DR
6	057900	3149	3/4/06	\$1,035,000	3060	810	9	2004	3	5200	Y	N	1929 NW 96TH ST
6	057900	3820	8/28/06	\$1,500,000	3130	600	9	2001	3	4983	Y	N	2335 NW 95TH ST
6	046400	0870	8/8/05	\$940,000	3130	1160	9	2003	3	5100	Y	N	2808 NW 91ST ST
6	565610	0100	3/21/05	\$675,000	3590	740	9	1980	3	5250	Y	N	9220 25TH AVE NW
6	444130	0510	4/10/05	\$682,950	2110	0	10	1989	3	10072	Y	N	3131 NW 93RD ST
6	444130	0300	12/7/06	\$1,560,000	2840	1500	10	1933	4	32595	N	N	9017 LOYAL AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	444130	0340	3/9/06	\$1,250,000	2690	700	11	2005	3	6581	Y	N	9036 LOYAL AVE NW
6	057900	3340	6/23/06	\$1,707,000	2990	800	11	2002	3	7500	Y	N	2109 NW 96TH ST
6	444130	0335	6/27/06	\$1,400,000	3500	1200	11	2005	3	6561	N	N	9032 LOYAL AVE NW
9	117600	1375	4/27/07	\$800,000	570	0	5	1945	3	5261	Y	Y	3459 NW 54TH ST
9	048600	0260	3/15/07	\$425,000	670	0	6	1922	4	4000	N	N	6824 33RD PL NW
9	048600	0260	12/14/06	\$410,000	670	0	6	1922	4	4000	N	N	6824 33RD PL NW
9	048600	0165	5/10/07	\$399,950	700	0	6	1916	5	2665	N	N	6720 33RD AVE NW
9	048600	0165	4/19/05	\$325,000	700	0	6	1916	5	2665	N	N	6720 33RD AVE NW
9	690820	0615	2/27/07	\$650,000	840	420	6	1940	3	3520	Y	N	6401 37TH AVE NW
9	690820	0615	3/29/07	\$600,000	840	420	6	1940	3	3520	Y	N	6401 37TH AVE NW
9	048600	0175	5/30/07	\$402,000	630	620	7	1996	3	3250	N	N	6722 33RD AVE NW
9	117600	0875	6/12/07	\$565,000	840	500	7	1945	3	6000	Y	N	3228 NW 56TH ST
9	048600	0105	1/26/05	\$347,950	880	420	7	1920	4	4200	N	N	6705 32ND AVE NW
9	808190	0031	11/16/06	\$620,000	960	600	7	1926	4	3500	Y	N	3220 NW 70TH ST
9	047200	0365	5/30/06	\$525,000	970	970	7	1941	5	4750	N	N	7507 32ND AVE NW
9	117600	1310	5/30/07	\$1,225,000	980	490	7	1949	5	5934	Y	Y	5905 SEAVIEW AVE NW
9	048600	0411	9/26/06	\$580,000	980	200	7	1959	4	8480	N	N	3430 NW 65TH ST
9	690820	0146	5/14/07	\$630,000	990	710	7	1960	3	4800	Y	N	6206 34TH AVE NW
9	117600	0205	5/4/07	\$600,000	1040	0	7	1941	3	6000	N	N	3440 NW 59TH ST
9	117600	0205	12/14/05	\$440,000	1040	0	7	1941	3	6000	N	N	3440 NW 59TH ST
9	047200	0055	8/23/06	\$674,950	1110	890	7	1921	5	5000	N	N	7731 32ND AVE NW
9	047200	0065	2/1/05	\$409,600	1230	610	7	1939	4	5000	N	N	7727 32ND AVE NW
9	690820	0107	4/12/06	\$463,500	1250	680	7	1932	4	4155	N	N	6211 32ND AVE NW
9	690820	0285	11/27/07	\$775,000	1250	580	7	1952	4	8100	Y	N	6425 34TH AVE NW
9	690820	0285	6/29/06	\$550,000	1250	580	7	1952	4	8100	Y	N	6425 34TH AVE NW
9	787050	0120	1/19/07	\$650,000	1260	400	7	1906	5	3250	Y	N	3412 NW 65TH ST
9	787050	0120	8/24/06	\$500,000	1260	400	7	1906	5	3250	Y	N	3412 NW 65TH ST
9	117600	0995	11/18/05	\$450,000	1290	250	7	1948	4	6850	N	N	3218 NW MARKET ST
9	117600	0908	8/24/06	\$684,000	1330	790	7	1947	5	4000	Y	N	3258 NW 56TH ST
9	047200	0300	2/1/06	\$460,000	1340	0	7	1904	4	4750	N	N	7541 32ND AVE NW
9	309600	0010	1/25/07	\$640,000	1400	0	7	1919	4	3935	N	N	6109 32ND AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	309600	0010	10/6/06	\$540,000	1400	0	7	1919	4	3935	N	N	6109 32ND AVE NW
9	117600	0920	8/28/06	\$680,000	1400	750	7	1947	5	6000	N	N	3249 NW 56TH ST
9	808240	0160	5/19/06	\$525,000	1420	1060	7	1922	4	4747	Y	N	3220 NW 74TH ST
9	808190	0211	4/1/05	\$455,000	1480	0	7	1946	4	4909	N	N	3216 NW 71ST ST
9	047200	0160	3/24/06	\$588,750	1530	430	7	1941	4	5000	N	N	7716 33RD AVE NW
9	690820	0270	9/22/06	\$861,000	1600	430	7	1928	5	8100	Y	N	3419 NW 65TH ST
9	048600	0202	2/28/05	\$403,500	1610	0	7	1984	3	4356	N	N	6712 33RD AVE NW
9	309650	0005	6/19/06	\$610,000	1680	600	7	1919	4	3997	N	N	6015 32ND AVE NW
9	117600	0932	6/27/06	\$645,000	1720	0	7	1947	5	6000	N	N	3239 NW 56TH ST
9	690820	0440	9/27/06	\$730,000	1750	300	7	1906	4	8100	N	N	3427 NW 62ND ST
9	808240	0205	7/17/07	\$976,000	1980	1000	7	1927	5	4500	Y	N	7203 34TH AVE NW
9	444130	0105	8/14/06	\$550,000	2090	900	7	1948	4	9650	N	N	8756 SYLVAN PL NW
9	808240	0020	4/7/07	\$650,000	2190	0	7	1927	5	4301	N	N	7207 32ND AVE NW
9	808190	0185	10/31/07	\$1,000,000	2360	300	7	1924	4	8850	Y	N	7102 34TH AVE NW
9	117600	0616	8/14/06	\$750,000	940	0	8	1940	5	8946	Y	N	5614 SEAVIEW AVE NW
9	117600	1345	11/28/06	\$1,100,000	970	710	8	1988	3	1399	Y	Y	5615 SEAVIEW AVE NW
9	444130	0320	5/30/07	\$575,000	990	0	8	1936	4	14220	N	N	9016 LOYAL AVE NW
9	117700	0130	12/14/06	\$585,000	1020	1020	8	1950	3	6000	N	N	3224 NW 57TH ST
9	117600	0700	12/16/05	\$540,000	1040	720	8	1939	5	6000	N	N	3413 NW 57TH ST
9	690820	0060	10/20/06	\$682,500	1100	450	8	1940	4	4750	Y	N	3251 NW 64TH ST
9	047200	0340	11/9/05	\$435,000	1150	300	8	1948	4	4750	N	N	7519 32ND AVE NW
9	690820	0420	6/13/06	\$539,000	1160	600	8	1949	3	4020	Y	N	3449 NW 62ND ST
9	808190	0021	6/25/07	\$537,000	1160	150	8	1946	4	4200	N	N	3208 NW 70TH ST
9	047200	0510	4/11/07	\$575,000	1160	580	8	1954	4	4750	N	N	3219 NW 77TH ST
9	117700	0022	3/1/06	\$590,000	1160	740	8	1956	3	5440	Y	N	3248 NW 57TH ST
9	117700	0023	11/15/05	\$515,000	1160	500	8	1956	4	5440	Y	N	3240 NW 57TH ST
9	102503	9121	2/11/05	\$430,500	1230	300	8	1956	3	3760	N	N	6040 35TH AVE NW
9	808240	0161	6/19/06	\$650,000	1230	600	8	1948	5	4790	Y	N	3224 NW 74TH ST
9	341360	0096	3/6/07	\$485,000	1230	540	8	1951	4	4895	N	N	3203 NW 69TH ST
9	808190	0120	8/1/07	\$838,000	1230	770	8	1976	3	7500	Y	N	7111 35TH AVE NW
9	048600	0625	7/27/05	\$759,000	1280	800	8	1948	4	5395	Y	N	6515 37TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	048600	0625	10/25/05	\$750,000	1280	800	8	1948	4	5395	Y	N	6515 37TH AVE NW
9	048600	0564	12/9/05	\$760,000	1290	430	8	1954	4	6555	Y	N	3547 NW 67TH ST
9	808240	0165	8/8/06	\$629,415	1300	600	8	1949	4	4764	Y	N	3232 NW 74TH ST
9	787050	0090	6/20/05	\$675,000	1340	910	8	1912	5	5000	N	N	3409 NW 66TH ST
9	047200	0270	9/30/05	\$540,000	1360	300	8	1928	4	3325	N	N	7553 32ND AVE NW
9	341360	0095	7/23/07	\$650,000	1380	900	8	1951	5	4895	N	N	3200 NW 68TH ST
9	341360	0095	8/19/05	\$591,000	1380	900	8	1951	5	4895	N	N	3200 NW 68TH ST
9	690820	0616	7/1/05	\$760,000	1410	880	8	1944	4	4092	Y	N	3631 NW 64TH ST
9	117600	1065	8/8/05	\$619,000	1420	940	8	1956	5	6400	Y	N	3427 NW 56TH ST
9	117600	0966	9/12/05	\$480,000	1480	0	8	1946	5	4486	N	N	5521 32ND AVE NW
9	048600	0624	6/19/06	\$850,000	1520	1220	8	1949	4	4140	Y	N	6533 37TH AVE NW
9	102503	9117	8/25/05	\$560,000	1530	170	8	1938	5	3760	N	N	6022 35TH AVE NW
9	047200	0740	8/23/07	\$1,149,500	1530	400	8	1925	5	4750	Y	N	7538 34TH AVE NW
9	808190	0206	3/24/06	\$630,000	1530	0	8	1929	5	5060	N	N	7103 32ND AVE NW
9	102503	9177	10/21/05	\$617,000	1530	460	8	1947	3	5100	Y	N	6002 34TH AVE NW
9	117600	0035	6/20/07	\$880,000	1530	740	8	1968	3	6400	Y	N	3611 NW 60TH ST
9	690820	0515	6/17/05	\$715,000	1540	910	8	1950	3	5985	Y	N	6203 36TH AVE NW
9	117600	0480	12/28/05	\$675,000	1650	750	8	1940	5	6400	Y	N	3426 NW 57TH ST
9	047200	0625	9/20/06	\$580,000	1670	1430	8	1951	4	4750	N	N	3306 NW 75TH ST
9	117700	0005	7/27/07	\$905,000	1670	260	8	1940	4	6400	Y	N	3259 NW 59TH ST
9	690820	0105	6/27/07	\$590,000	1690	0	8	1932	5	4140	N	N	3200 NW 62ND ST
9	117600	0265	12/7/06	\$600,000	1760	500	8	1935	5	6000	N	N	3231 NW 60TH ST
9	808240	0026	5/6/05	\$600,000	1810	0	8	1919	4	4301	N	N	3214 NW 72ND ST
9	690820	0006	6/27/06	\$600,000	1820	0	8	1937	5	4080	Y	N	6116 34TH AVE NW
9	048600	0250	10/25/06	\$815,000	1900	510	8	1926	4	4700	Y	N	6822 34TH AVE NW
9	237170	0070	11/22/05	\$610,000	1900	540	8	1946	4	4800	Y	N	3512 NW 60TH ST
9	117600	0125	6/13/05	\$635,000	1940	220	8	1940	5	6000	N	N	3515 NW 60TH ST
9	237170	0065	6/23/06	\$689,000	1960	300	8	1946	4	4800	N	N	6008 35TH PL NW
9	237170	0055	7/29/05	\$575,000	2020	300	8	1946	3	4800	Y	N	6020 35TH PL NW
9	808190	0070	5/30/06	\$1,156,000	2030	500	8	1921	5	5300	Y	N	3403 NW 71ST ST
9	117600	0040	6/15/07	\$1,090,000	2080	140	8	1985	3	6000	Y	N	3607 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	117600	0808	7/7/06	\$835,000	2080	0	8	1916	4	7200	N	N	3235 NW 57TH ST
9	047200	0730	10/25/06	\$567,000	2110	450	8	1942	5	4750	Y	N	7534 34TH AVE NW
9	690820	0025	7/27/06	\$820,000	2150	0	8	1907	5	5400	N	N	3231 NW 62ND ST
9	690820	0090	7/26/05	\$672,000	2210	0	8	1924	4	8100	N	N	3215 NW 64TH ST
9	690820	0650	3/28/05	\$699,000	1410	920	9	2004	3	1987	Y	N	6121 37TH AVE NW
9	690820	0652	2/10/05	\$699,000	1440	940	9	2004	3	2052	Y	N	6121 37TH AVE NW
9	767730	0085	4/20/05	\$865,000	1620	840	9	1929	5	4429	Y	N	6801 35TH AVE NW
9	047200	0560	3/28/07	\$760,000	1690	0	9	1930	5	4750	N	N	7537 33RD AVE NW
9	048600	0087	6/8/06	\$830,000	1920	790	9	2002	3	5470	N	N	3214 NW 67TH ST
9	808240	0215	3/18/05	\$985,000	2080	600	9	1926	5	5022	Y	N	3420 NW 72ND ST
9	808190	0060	6/13/05	\$717,000	2090	500	9	1941	5	4600	Y	N	7002 34TH AVE NW
9	048600	0230	4/18/05	\$707,500	2210	600	9	1985	3	5000	Y	N	3309 NW 70TH ST
9	808240	0112	4/19/07	\$850,000	2240	940	9	2002	3	4010	N	N	3200 NW 73RD ST
9	808240	0076	11/19/07	\$785,000	2240	140	9	1948	5	4876	N	N	7319 33RD AVE NW
9	690820	0030	2/6/06	\$875,000	2440	0	9	2005	3	5385	Y	N	3225 NW 62ND ST
9	867440	0090	3/13/07	\$965,000	2530	0	9	1987	3	10258	N	N	8027 32ND AVE NW
9	341360	0035	1/3/07	\$915,000	2840	0	9	1986	3	5000	N	N	3301 NW 70TH ST
9	047200	0895	8/31/05	\$813,000	3340	0	9	1992	3	5000	Y	N	3300 NW 77TH ST
9	808240	0061	6/28/06	\$915,000	3380	0	9	1990	3	4295	Y	N	7206 34TH AVE NW
9	808190	0175	4/3/06	\$1,395,000	2140	0	10	1908	3	13800	N	N	3306 NW 71ST ST
9	808190	0175	8/19/05	\$1,025,000	2140	0	10	1908	3	13800	N	N	3306 NW 71ST ST
9	808190	0076	7/7/05	\$995,000	2170	600	10	1928	5	4200	Y	N	7007 34TH AVE NW
9	048600	0535	7/9/07	\$1,450,000	2360	680	10	1958	5	7630	Y	N	6717 36TH AVE NW
9	117600	0115	6/27/07	\$1,271,000	2630	420	10	2003	3	6000	N	N	3527 NW 60TH ST
9	047200	0750	10/26/06	\$776,000	2840	1740	10	1961	4	7125	Y	N	7542 34TH AVE NW
9	048600	0562	5/12/05	\$1,360,000	3010	1050	10	2001	3	5600	Y	N	6717 37TH AVE NW
9	808190	0036	10/8/07	\$1,124,000	3090	0	10	1998	3	4255	Y	N	7010 34TH AVE NW
9	808190	0036	5/20/05	\$865,000	3090	0	10	1998	3	4255	Y	N	7010 34TH AVE NW
9	690820	0435	3/15/07	\$1,515,000	3750	0	10	2005	3	8100	Y	N	3431 NW 62ND ST
9	867440	0070	7/17/07	\$1,000,000	1950	200	11	1933	4	36000	Y	N	8309 32ND AVE NW
9	690820	0540	10/25/05	\$1,220,000	2590	0	11	2002	3	10000	N	N	6414 37TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	867440	0086	11/15/06	\$2,650,000	3730	0	12	1992	3	36000	Y	N	8051 32ND AVE NW
14	891050	0460	7/12/05	\$375,000	750	0	6	1917	4	18956	N	N	11057 3RD AVE NW
14	152630	0015	11/1/06	\$378,500	840	0	7	1948	4	11862	N	N	11739 4TH AVE NW
14	252603	9093	10/23/06	\$375,000	880	0	7	1947	4	6600	N	N	922 NW 122ND ST
14	093300	0005	8/9/06	\$410,000	990	410	7	1951	3	7680	N	N	421 NW 130TH ST
14	112400	0125	2/18/05	\$326,950	990	0	7	1950	3	8100	N	N	12238 11TH AVE NW
14	092300	0235	8/17/05	\$385,000	1000	0	7	1939	5	8157	N	N	13212 4TH AVE NW
14	092300	0270	2/17/05	\$303,000	1020	0	7	1948	4	8155	N	N	13221 3RD AVE NW
14	299480	0010	1/22/07	\$380,000	1040	250	7	1948	4	8160	N	N	12755 3RD AVE NW
14	437820	0010	6/21/07	\$512,000	1060	300	7	1953	4	8100	N	N	12050 12TH AVE NW
14	603740	0025	2/22/05	\$369,950	1080	0	7	1951	5	8160	N	N	12537 4TH AVE NW
14	603740	0030	12/5/05	\$309,950	1080	0	7	1951	3	8160	N	N	12529 4TH AVE NW
14	093000	0310	8/29/06	\$230,000	1090	0	7	1939	3	8320	N	N	12055 3RD AVE NW
14	761120	0065	6/30/06	\$450,000	1100	0	7	1953	3	16843	N	N	11811 9TH AVE NW
14	391840	0125	9/12/07	\$570,000	1110	860	7	1951	5	10031	N	N	11502 4TH AVE NW
14	437820	0015	11/13/06	\$435,500	1130	450	7	1953	3	8100	N	N	12046 12TH AVE NW
14	112400	0085	12/5/05	\$378,000	1140	0	7	1951	4	8100	N	N	12225 11TH AVE NW
14	092300	0255	8/25/05	\$345,000	1180	640	7	1944	4	8159	N	N	13209 3RD AVE NW
14	891050	0485	4/22/05	\$370,000	1180	720	7	1947	3	8380	N	N	11019 3RD AVE NW
14	093000	0131	1/13/06	\$435,000	1200	790	7	1943	4	8960	Y	N	12220 6TH AVE NW
14	112400	0050	7/26/06	\$440,000	1260	0	7	1951	5	8505	N	N	12204 12TH AVE NW
14	112400	0050	5/6/05	\$402,250	1260	0	7	1951	5	8505	N	N	12204 12TH AVE NW
14	112700	0070	12/15/07	\$418,000	1280	0	7	1953	3	6420	N	N	12026 10TH AVE NW
14	252603	9105	7/15/05	\$530,000	1290	600	7	1950	4	6685	N	N	12003 9TH AVE NW
14	112400	0010	10/11/05	\$347,000	1320	0	7	1951	3	8100	N	N	12252 12TH AVE NW
14	437820	0025	8/8/06	\$465,000	1330	0	7	1953	3	8040	N	N	12032 12TH AVE NW
14	092300	0364	6/27/06	\$366,400	1330	0	7	1948	4	8160	N	N	13045 3RD AVE NW
14	112400	0178	9/27/05	\$386,500	1340	0	7	1952	4	8156	N	N	12224 10TH AVE NW
14	252603	9052	2/1/05	\$395,000	1350	900	7	1948	4	6922	N	N	12205 9TH AVE NW
14	252603	9057	2/16/05	\$455,000	1350	600	7	1941	4	10954	N	N	12035 9TH AVE NW
14	112400	0153	8/10/05	\$345,000	1380	0	7	1952	3	9750	N	N	941 NW 125TH ST

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Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	112700	0060	6/15/06	\$425,000	1430	0	7	1953	4	6420	N	N	12014 10TH AVE NW
14	093300	0063	9/20/07	\$430,000	1440	0	7	1948	4	7680	N	N	12717 4TH AVE NW
14	228150	0035	2/6/06	\$369,000	1440	0	7	1947	4	8100	N	N	11721 3RD AVE NW
14	112400	0130	8/8/05	\$406,000	1440	0	7	1950	3	8100	N	N	12232 11TH AVE NW
14	112400	0145	5/31/06	\$490,000	1520	0	7	1951	4	8100	N	N	12210 11TH AVE NW
14	112700	0005	7/11/07	\$499,950	1530	0	7	1953	4	6045	N	N	1011 NW 122ND ST
14	093000	0185	8/17/07	\$493,950	1550	0	7	1940	4	7680	N	N	12238 4TH AVE NW
14	276120	0015	5/2/06	\$625,000	1560	0	7	1955	5	8432	N	N	12620 6TH AVE NW
14	112700	0065	4/4/06	\$441,000	1580	0	7	1953	4	6420	N	N	12020 10TH AVE NW
14	112700	0056	5/26/06	\$427,000	1600	0	7	1963	4	8749	N	N	12004 10TH AVE NW
14	891050	0466	6/24/05	\$580,000	1830	240	7	1918	5	24864	N	N	324 NW PUGET DR
14	112400	0060	7/25/05	\$546,500	1940	0	7	1950	5	8100	N	N	12253 11TH AVE NW
14	437820	0030	11/1/05	\$469,920	2130	0	7	1953	4	8710	N	N	12026 12TH AVE NW
14	754230	0040	8/24/05	\$410,000	960	0	8	1947	4	10880	Y	N	12736 7TH AVE NW
14	299480	0020	8/22/05	\$331,500	990	0	8	1948	4	8840	N	N	12743 3RD AVE NW
14	092300	0324	10/1/05	\$360,000	1080	0	8	1949	4	8160	N	N	13022 4TH AVE NW
14	764040	0100	4/10/07	\$569,950	1100	800	8	1955	3	8143	Y	N	1004 NW 127TH ST
14	764040	0275	4/21/05	\$429,000	1120	900	8	1952	4	8175	N	N	12748 12TH AVE NW
14	764090	0005	9/4/07	\$485,000	1130	0	8	1955	3	8100	N	N	12527 11TH AVE NW
14	891050	0471	12/5/05	\$400,000	1140	0	8	1954	3	7785	N	N	504 NW 110TH ST
14	252603	9046	11/14/06	\$505,000	1210	320	8	1953	4	7599	Y	N	12055 9TH AVE NW
14	093000	0210	4/13/06	\$580,000	1250	170	8	1946	4	7680	Y	N	12202 4TH AVE NW
14	889400	0015	7/17/07	\$730,000	1250	370	8	1951	4	14012	Y	N	626 NW 116TH ST
14	093000	0307	2/23/05	\$330,000	1280	0	8	1940	4	8704	N	N	12051 3RD AVE NW
14	764040	0170	8/22/05	\$350,000	1290	0	8	1953	4	8100	N	N	12542 11TH AVE NW
14	610690	0015	3/9/05	\$395,000	1300	730	8	1976	3	13100	N	N	11414 9TH AVE NW
14	252603	9149	10/10/06	\$535,000	1330	600	8	1955	3	7608	N	N	12036 8TH AVE NW
14	891050	0453	12/18/07	\$490,000	1330	1130	8	1954	4	7630	N	N	311 NW 112TH ST
14	737060	0050	2/2/06	\$425,000	1340	0	8	1950	3	8100	Y	N	603 NW 127TH ST
14	252603	9090	9/10/05	\$480,000	1340	400	8	1955	3	14995	N	N	12025 9TH AVE NW
14	093000	0289	9/8/06	\$486,500	1350	450	8	1951	3	7620	N	N	12015 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	764040	0010	11/4/06	\$615,000	1360	680	8	1952	4	10000	Y	N	12746 10TH AVE NW
14	754230	0090	6/23/06	\$652,600	1370	820	8	1955	4	7260	Y	N	12726 8TH AVE NW
14	764040	0130	8/11/05	\$340,000	1390	0	8	1953	2	8100	N	N	12746 11TH AVE NW
14	242603	9063	5/2/07	\$685,000	1400	600	8	1957	4	6750	Y	N	12530 9TH AVE NW
14	092300	0190	3/6/06	\$490,000	1400	1000	8	1952	4	7672	N	N	13239 4TH AVE NW
14	437870	0030	4/18/05	\$451,050	1400	780	8	1958	4	7920	N	N	12021 11TH AVE NW
14	242603	9216	3/28/07	\$699,500	1410	200	8	1954	4	6750	Y	N	12524 9TH AVE NW
14	764040	0040	5/25/07	\$640,000	1420	920	8	1955	4	7476	Y	N	918 NW 127TH ST
14	252603	9035	2/23/06	\$477,400	1440	0	8	1954	4	5568	Y	N	12030 9TH AVE NW
14	361960	0160	10/4/06	\$715,000	1440	1440	8	1953	4	12369	Y	N	13050 10TH AVE NW
14	252603	9128	6/28/05	\$425,000	1460	600	8	1954	4	6949	N	N	711 NW 125TH ST
14	092300	0046	4/20/07	\$692,000	1470	1370	8	1957	4	7680	N	N	13215 7TH AVE NW
14	361960	0115	4/10/06	\$680,000	1470	1690	8	1941	5	11854	Y	N	13025 9TH AVE NW
14	252603	9195	1/8/07	\$534,950	1480	790	8	1972	4	7200	Y	N	12208 9TH AVE NW
14	093000	0219	10/14/05	\$395,000	1490	880	8	1950	4	7680	N	N	12215 3RD AVE NW
14	252603	9045	8/6/07	\$680,000	1500	750	8	1954	5	7477	Y	N	12053 8TH AVE NW
14	092300	0439	2/21/06	\$531,000	1510	0	8	1955	4	7680	N	N	617 NW 132ND ST
14	764040	0145	5/8/07	\$494,500	1510	0	8	1952	4	8044	N	N	12563 10TH AVE NW
14	276120	0005	8/11/05	\$480,000	1560	720	8	1956	4	7752	Y	N	12630 6TH AVE NW
14	242603	9233	8/22/06	\$533,000	1580	610	8	1959	4	7200	N	N	12514 10TH AVE NW
14	764040	0065	7/11/07	\$500,000	1600	1130	8	1952	3	8078	Y	N	12759 10TH AVE NW
14	252603	9140	3/9/07	\$620,000	1620	1600	8	1961	5	10880	N	N	12051 7TH AVE NW
14	361960	0030	2/22/05	\$425,000	1620	0	8	1929	2	12000	Y	N	13043 8TH AVE NW
14	764040	0046	12/1/05	\$470,000	1630	1080	8	1953	4	7500	Y	N	12552 10TH AVE NW
14	764040	0242	11/7/07	\$455,000	1680	0	8	1954	4	6319	N	N	1116 NW 127TH ST
14	737060	0045	9/28/05	\$456,000	1680	0	8	1950	3	8100	Y	N	609 NW 127TH ST
14	764090	0060	8/25/05	\$387,500	1680	0	8	1959	3	8131	N	N	12523 10TH AVE NW
14	761120	0210	5/11/06	\$725,000	1690	600	8	1950	4	20000	N	N	719 NW 116TH ST
14	764040	0185	7/20/07	\$495,000	1700	0	8	1953	4	8143	N	N	12560 11TH AVE NW
14	242603	9097	10/20/05	\$399,000	1710	0	8	1954	4	5814	N	N	704 NW 125TH ST
14	361660	0010	2/28/07	\$499,000	1770	0	8	1952	4	8100	N	N	1018 NW 130TH ST

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	764040	0195	4/7/05	\$395,000	1770	0	8	1952	3	8100	N	N	12753 11TH AVE NW
14	603740	0045	8/31/07	\$564,000	1790	0	8	1962	4	8280	Y	N	12505 4TH AVE NW
14	764040	0165	6/1/06	\$511,000	1800	0	8	1952	4	8026	N	N	12536 11TH AVE NW
14	391840	0092	12/10/07	\$587,500	1970	0	8	1973	3	8430	N	N	711 NW 120TH ST
14	764040	0295	2/7/07	\$455,000	2000	0	8	1952	4	8100	N	N	12551 11TH AVE NW
14	135520	0100	6/13/06	\$611,000	2080	660	8	1986	3	11446	N	N	634 NW 114TH PL
14	754230	0082	3/15/05	\$564,950	2220	590	8	1992	3	6600	Y	N	12716 8TH AVE NW
14	361660	0075	2/14/06	\$464,500	2260	0	8	1952	4	11393	N	N	13042 12TH AVE NW
14	764090	0055	3/30/06	\$550,500	2370	0	8	1959	5	8110	N	N	12529 10TH AVE NW
14	889400	0020	6/15/05	\$726,500	2540	750	8	1951	5	13309	Y	N	622 NW 116TH ST
14	361660	0070	6/22/07	\$675,000	2600	0	8	1935	5	11212	Y	N	13018 12TH AVE NW
14	093000	0395	5/15/07	\$610,000	2780	0	8	1947	5	7680	N	N	12040 7TH AVE NW
14	891050	0434	2/10/05	\$560,000	3040	0	8	1988	4	16484	N	N	353 NW 112TH ST
14	228760	0015	1/30/06	\$475,000	1510	1000	9	1960	5	7540	N	N	12545 3RD AVE NW
14	763990	0100	6/5/06	\$700,000	1510	500	9	1952	4	8750	Y	N	12535 8TH AVE NW
14	361960	0144	5/24/07	\$1,075,000	1550	1000	9	2003	3	9000	Y	N	13034 10TH AVE NW
14	228760	0076	10/10/07	\$599,900	1680	780	9	1959	3	7257	N	N	12526 4TH AVE NW
14	763990	0146	6/28/06	\$792,000	1790	300	9	1953	4	7438	Y	N	12753 9TH AVE NW
14	228760	0050	7/19/07	\$515,000	1860	0	9	1958	3	8160	Y	N	12503 3RD AVE NW
14	619000	0095	3/31/06	\$669,950	2000	780	9	1962	4	11162	N	N	13500 NORTHSHIRE RD NW
14	135525	0110	7/9/07	\$649,950	2080	0	9	1987	3	9692	N	N	361 NW 113TH PL
14	891050	0450	11/14/07	\$788,200	2170	960	9	2005	3	8139	N	N	325 NW 112TH ST
14	619000	0100	4/27/05	\$725,000	2170	720	9	1962	4	9608	N	N	13521 SHERMAN RD NW
14	619000	0110	10/17/07	\$805,000	2460	1000	9	1963	4	9608	N	N	13547 SHERMAN RD NW
14	361960	0104	8/4/06	\$729,000	2600	0	9	1940	4	7500	Y	N	13011 9TH AVE NW
14	135520	0010	7/23/07	\$726,000	2740	0	9	1971	4	10308	N	N	11404 8TH AVE NW
14	135520	0010	8/24/05	\$547,000	2740	0	9	1971	4	10308	N	N	11404 8TH AVE NW
14	252603	9113	8/2/07	\$829,950	2790	970	9	2007	3	3899	N	N	910 NW 120TH ST
14	252603	9228	4/19/05	\$707,000	2840	0	9	2004	3	6305	N	N	910 NW 122ND ST
14	361660	0090	3/4/05	\$680,000	2920	1170	9	1986	3	11044	Y	N	13044 12TH AVE NW
14	242603	9029	6/14/06	\$1,125,000	3240	240	9	1919	5	16400	Y	N	12510 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
14	092300	0393	11/29/05	\$875,000	3250	1160	9	2005	3	8160	N	N	13020 6TH AVE NW
14	242603	9301	11/9/06	\$1,100,000	3460	1100	9	2006	3	7222	Y	N	12515 8TH AVE NW
14	761120	0207	3/14/06	\$985,000	2610	990	10	1999	3	9608	Y	N	705 NW 116TH ST
14	242603	9084	11/9/05	\$825,000	2670	670	10	2004	3	6800	N	N	12546 7TH AVE NW
14	242603	9084	6/21/05	\$825,000	2670	670	10	2004	3	6800	N	N	12546 7TH AVE NW
14	093000	0120	10/12/07	\$1,325,000	2800	1090	11	2006	3	6400	Y	N	421 NW 125TH ST
14	242603	9050	10/23/06	\$875,000	4340	0	11	1978	3	7425	Y	N	12512 9TH AVE NW

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	230390	0044	1/1/05	\$245,000	PARTIAL INTEREST
1	230390	0044	7/16/07	\$1,900,000	OBSOLESCENCE>0
1	230390	0050	6/26/06	\$1,850,000	MORE THAN 1 IMP
1	230390	0055	8/23/05	\$1,850,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	242603	9123	3/1/07	\$2,350,000	OBSOLESCENCE>0
1	242603	9170	9/14/05	\$860,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	252603	9064	7/20/05	\$2,800,000	MORE THAN 1 IMP
1	252603	9126	7/20/06	\$888,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	252603	9183	10/31/05	\$300,000	DOR RATIO
1	361660	0003	6/20/07	\$1,006,309	IMP CHARACTERISTICS CHANGED SINCE SALE
1	437970	0020	12/12/06	\$1,040,000	RELOCATION - SALE TO SERVICE
1	620260	0090	8/10/05	\$765,000	DOR RATIO
1	620260	0140	12/29/06	\$1,174,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	620260	0250	11/1/05	\$207,269	RELATED PARTY, FRIEND, OR NEIGHBOR
2	086800	0370	5/13/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	086800	0830	11/14/06	\$1,050,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	086800	0905	9/1/05	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	086800	1140	8/8/05	\$864,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	086800	1525	12/13/05	\$204,000	DOR RATIO
2	086800	1795	11/23/05	\$800,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	086800	2020	4/5/07	\$214,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	086800	2400	1/3/05	\$850,000	TEARDOWN SALE
6	046400	1035	7/28/05	\$220,000	DOR RATIO
6	046400	1091	10/20/06	\$125,488	DOR RATIO
6	057900	1519	4/7/05	\$80,000	PARTIAL INTEREST
6	057900	1590	10/21/05	\$646,750	IMP CHARACTERISTICS CHANGED SINCE SALE
6	057900	1800	10/15/05	\$635,000	EXEMPT FROM EXCISE TAX
6	057900	1895	12/23/05	\$703,000	OBSOLESCENCE>0
6	057900	3890	1/10/05	\$715,000	SEGREGATION AND/OR MERGER
6	226700	0210	11/29/05	\$200,000	NON-REPRESENTATIVE SALE
6	226700	0282	3/9/05	\$403,000	RELOCATION - SALE TO SERVICE
6	226700	0360	6/6/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	226700	0471	6/26/06	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	226700	0551	7/7/05	\$300,000	QUIT CLAIM DEED
6	226700	0625	4/22/05	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	269810	0010	3/31/07	\$40,000	PARTIAL INTEREST
6	281810	0005	7/13/06	\$40,000	DOR RATIO
6	281810	0215	1/4/07	\$235,914	RELATED PARTY, FRIEND, OR NEIGHBOR
6	281860	0005	1/23/06	\$21,000	DOR RATIO
6	281860	0015	4/25/05	\$8,208	DOR RATIO
6	281860	0020	5/24/05	\$8,181	DOR RATIO
6	281860	0025	8/10/06	\$60,000	DOR RATIO
6	281910	0005	11/18/05	\$275,000	QUIT CLAIM DEED
6	281910	0030	2/22/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	352603	9061	3/7/07	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	352603	9090	5/31/06	\$250,000	DOR RATIO
6	352603	9184	1/26/06	\$106,134	PARTIAL INTEREST
6	356680	0115	7/19/05	\$385,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	356680	0125	12/5/06	\$201,000	QUIT CLAIM DEED
6	431150	0050	6/14/05	\$617,000	OBSOLESCENCE>0
6	444130	0140	9/12/05	\$880,000	OBSOLESCENCE>0
6	613260	0140	11/6/07	\$1,700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	613260	0252	2/21/06	\$675,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	613260	0700	3/5/07	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	638300	0565	3/7/05	\$461,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	638300	0680	4/6/06	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	638350	0575	6/15/05	\$235,062	QUIT CLAIM DEED
6	638350	0645	6/2/06	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	638350	0755	6/16/05	\$152,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	864450	0015	7/3/07	\$261,000	DOR RATIO
9	047200	0365	5/22/06	\$525,000	RELOCATION - SALE TO SERVICE
9	048600	0550	6/15/05	\$799,000	NO MARKET EXPOSURE
9	102503	9164	9/5/07	\$800,000	MORE THAN 1 IMP
9	102503	9175	12/26/07	\$188,616	QUIT CLAIM DEED
9	102503	9181	1/27/06	\$494,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	102503	9194	6/15/05	\$555,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	117600	0700	4/25/05	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	117600	0740	12/12/05	\$385,000	TEARDOWN SALE
9	117600	0908	10/12/05	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	117600	1043	12/27/06	\$8,767	EXEMPT FROM EXCISE TAX
9	117600	1106	4/8/05	\$390,000	OBSOLESCENCE>0
9	117600	1284	5/26/05	\$100,000	QUIT CLAIM DEED
9	309650	0035	5/9/06	\$450,000	TEARDOWN SALE
9	309650	0035	11/4/05	\$400,000	TEARDOWN SALE
9	690820	0031	2/6/06	\$185,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	690820	0338	3/9/05	\$606,100	IMP CHARACTERISTICS CHANGED SINCE SALE
9	690820	0421	7/20/05	\$449,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	690820	0550	3/30/05	\$673,000	PERCENT COMPLETE<100
9	690820	0640	5/2/05	\$1,100,000	MORE THAN 1 IMP
9	808190	0055	5/4/07	\$1,225,000	DATA DOES NOT MATCH SALE
9	808240	0170	5/18/06	\$293,750	DOR RATIO
14	092300	0135	3/7/06	\$162,135	PARTIAL INTEREST
14	092300	0319	2/20/06	\$365,000	TEARDOWN SALE
14	092300	0335	4/7/05	\$355,000	DOR RATIO
14	092300	0545	2/21/07	\$850,000	TEARDOWN SALE
14	093000	0120	3/29/05	\$430,000	TEARDOWN SALE
14	093000	0129	2/14/07	\$735,000	IMP CHARACTERISTICS CHANGED SINCE SALE
14	093300	0090	10/20/05	\$134,399	RELATED PARTY, FRIEND, OR NEIGHBOR
14	112700	0060	6/15/06	\$425,000	RELOCATION - SALE TO SERVICE
14	152630	0025	5/6/05	\$462,000	OBSOLESCENCE>0

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
14	228150	0100	7/15/05	\$142,290	DOR RATIO
14	228150	0100	6/22/07	\$453,750	TEARDOWN SALE
14	228760	0050	7/19/07	\$515,000	RELOCATION - SALE TO SERVICE
14	242603	9183	6/29/05	\$772,500	OBSOLESCENCE>0
14	242603	9221	10/30/06	\$178,598	RELATED PARTY, FRIEND, OR NEIGHBOR
14	252603	9027	4/25/05	\$535,000	TEARDOWN SALE
14	252603	9074	6/5/07	\$622,000	OBSOLESCENCE>0
14	252603	9078	11/23/05	\$699,950	OBSOLESCENCE>0
14	252603	9113	3/28/06	\$280,000	DOR RATIO
14	361660	0045	8/14/07	\$812,000	OBSOLESCENCE>0
14	361660	0051	10/31/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	361660	0070	9/24/05	\$720,000	SEGREGATION AND/OR MERGER
14	437870	0025	10/27/05	\$45,500	RELATED PARTY, FRIEND, OR NEIGHBOR
14	437870	0025	10/27/05	\$45,500	RELATED PARTY, FRIEND, OR NEIGHBOR
14	610690	0015	10/8/07	\$722,000	DATA DOES NOT MATCH SALE
14	761120	0205	6/14/05	\$775,000	IMP CHARACTERISTICS CHANGED SINCE SALE
14	763990	0090	8/2/07	\$735,000	UNFINISHED AREA>0

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

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(206) 296-5195 FAX (206) 296-0595

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<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr